

Report

**State of Indiana Consolidate Annual Performance  
and Evaluation Report (CAPER) for Program Year  
2000 (July 1, 2000 through June 30, 2001)**

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## **Report**

September 28, 2001

# **State of Indiana Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2000 (July 1, 2000 through June 20, 2001)**

## **Prepared for**

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# Table of Contents

<b>I.</b>	<b>Introduction</b>	
	Purpose of the CAPER .....	I-1
	Public Notice for CAPER Review .....	I-1
	Applicable Areas .....	I-1
	Organization of the Report .....	I-2
	Legal Notice of Filing of Combined Annual Performance Evaluation Report	
<b>II.</b>	<b>Goal Assessment</b>	
	2000 Housing and Community Development Needs .....	II-1
	Five-Year Goals .....	II-2
	Strategies and Action Plan .....	II-2
	Summary of Goals, Action Items and Accomplishments .....	II-22
<b>III.</b>	<b>Housing &amp; Community Development Activities</b>	
	2000 Housing and Community Development Needs .....	III-1
	Use of HOME and CDBG Funds to Meet Identified Needs .....	III-2
	Affordable Housing Activities .....	III-9
	Community Development Activities .....	III-22
	Fair Housing Activities .....	III-30
	Activities in Support of Affordable Housing and Community Development .....	III-34
	Monitoring of Compliance with HOME Funding Regulations .....	III-41
	Civil Rights Performance Monitoring Activities by the State .....	III-42
	Leveraging Resources .....	III-43
	Self Evaluation .....	III-43
	Additional Program Information .....	III-44
<b>IV.</b>	<b>Homeless Activities</b>	
	Homelessness in Indiana .....	IV-1
	Priority Needs .....	IV-1
	Continuum of Care .....	IV-2
	Emergency Shelter Grant .....	IV-5
	Donations .....	IV-6
	Overall Program Year Allocation .....	IV-7
	HOME and CDBG Funding .....	IV-10
	Summary of Accomplishments .....	IV-11
<b>V.</b>	<b>Activities to Assist Persons with HIV/AIDS</b>	

## SECTION I.

### Introduction

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# SECTION I.

## Introduction

### Purpose of the CAPER

At the end of each program year, the U.S. Department of Housing and Urban Development (HUD) requires all HUD grantees to submit a description and evaluation of program year activities that have been undertaken using HUD funding. This information is compiled into a report called the Consolidated Annual Performance & Evaluation Report (CAPER). In general, grantees are required to discuss how the activities undertaken during the year address the priority needs identified in the Consolidated Plan and Continuum of Care reports. The goal of the CAPER is to enable HUD and citizens to assess the grantee's progress toward meeting long term goals.

This report represents the CAPER for the State of Indiana for the four State agencies that receive and administer federal HUD funds. For the State's 2000 program year, these agencies include:

- The Indiana Department of Commerce (IDOC) – primary administrator of the State Community Development Block Grant (CDBG) program;
- The Indiana Housing Finance Authority (IHFA) – administrator of the State HOME Investment Partnerships Program and a portion of the CDBG program;
- The Family and Social Services Administration (FSSA) – administrator of the Emergency Shelter Grant Program (ESG); and
- The Indiana Department of Health (ISDH) – administrator of the Housing Opportunities for Persons with AIDS (HOPWA) program.

This CAPER was completed in accordance with Sections 104(d) and (e) of the Housing and Community Development Act and Title 24 CFR Part 91 and Part 570 that pertain to State submissions of the CAPER.

### Public Notice for CAPER Review

The 2000 CAPER was available for public review between September 10, 2001 and September 28, 2001. Public comments were encouraged and accepted during this period. The public notice announcing the availability of the CAPER is attached to this section.

### Applicable Areas

The State of Indiana Consolidated Plan covers all non-entitlement areas in the State. The term "entitlement areas" refers to cities and counties that, because of their size, are able to receive federal HUD funding directly. These areas must complete a Consolidated Plan separately from the State's to receive funding. The requirements for receiving CDBG, HOME, ESG and HOPWA funds directly are all slightly different, but are generally based on size and need. For purposes of this report,

“non-entitlement” refers to cities and towns that do not file Consolidated Plans individually and are not able to receive funding from the HUD programs directly. The entitlement areas in Indiana include the cities of Anderson, Bloomington, East Chicago, Elkhart, Evansville, Fort Wayne, Gary, Goshen, Hammond, Indianapolis, Kokomo, Muncie, New Albany, Terre Haute, Lake County and the consortiums of Lafayette (including the cities of Lafayette and West Lafayette) and St. Joseph’s County (including the cities of South Bend and Mishawaka).

## **Organization of the Report**

This remainder of this report is organized as follows:

- Section II discusses the State’s program year 2000 five-year strategic plan, one-year action items, and accomplishments;
- Section III discusses how the HOME and CDBG program and other resources were used to meet the housing and community development needs of non-entitlement areas in the State;
- Section IV discusses how the ESG, HOME and CDBG programs and other resources were used to meet the needs of persons who are homeless in the State; and
- Section V discusses how the HOPWA program and other resources were used to meet the needs of persons living with HIV/AIDS in the State.

## LEGAL NOTICE OF FILING OF COMBINED ANNUAL PERFORMANCE EVALUATION REPORT

Notice is hereby given that the Indiana Department of Commerce (Commerce), the Indiana Housing Finance Authority, and the Indiana Family and Social Services Agency will file their 2001 Combined Annual Performance Evaluation Report with the U.S. Department of Housing & Urban Development (HUD) on or about September 30, 2001. These programs are funded through the U.S. Department of Housing & Urban Development under Title I of the Housing & Community Development Act of 1974 as amended.

The Combined Annual Performance Evaluation Report provides information on the expenditure of activities with regard to the Community Development Block Grant (CDBG) Program, the Home Investment Partnership (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons With Aids (HOPWA) Program. The Department of Commerce will have the Combined Annual Performance Evaluation Report available for public inspection prior to its submission. Members of the public, especially persons of low to moderate income, are invited to review the Combined Annual Performance Evaluation Report prior to its submission during the hours of 8:30 a.m. to 5:00 p.m., Monday, September 10, 2001 through Friday, September 28, 2001, at the office of the Controller of the Department of Commerce, One North Capitol, Suite 600, Indianapolis, Indiana 46204. Information regarding the Combined Annual Performance Evaluation Report can be obtained by writing to: Indiana Department of Commerce, Controller's Office, One North Capitol, Suite 700, c/o Beth Goeb, Indianapolis, Indiana 46204-2288. Additional information may also be obtained by e-mail [bgoeb@commerce.state.in.us](mailto:bgoeb@commerce.state.in.us) or by phoning 317/232-8334.

## SECTION II.

### Goal Assessment

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## SECTION II.

### Goal Assessment

This section of the CAPER describes the top-level goals that were established in the program year 2000 five-year plan for meeting housing and community development needs. It begins with a summary of the State's housing and community development needs for program years 2000 – 2005. The section then discusses the one-year action plan supporting the top-level goals developed in program year 2000. Finally, the State's progress in meeting the goals and accomplishing the action items is discussed.

As part of the CAPER process, the State conducted self-evaluations of the performance of the four HUD grants in meeting State needs. These program-specific self-evaluations are included in later sections.

#### 2000 Housing and Community Development Needs

The State's FY2000 Consolidated Plan presented findings from the community survey, regional public forums, and secondary statistical research conducted during the Consolidated Planning process. In sum, these data show the following housing and community development needs:

- The lack of quality, affordable rental housing was the top community concern identified in the regional forums. Inadequate transportation systems and daycare (for both children and elderly) were also top concerns, in addition to the availability of jobs that pay a livable wage and offer benefits.
- The special needs populations that were targeted in the community survey reported the same top community concerns, although their needs were more pronounced. For example, seventy-five percent of the community survey respondents – many of whom were disabled or elderly – said that the availability of housing in their communities was a major or minor concern. The same percentage said that transportation to and from their place of work was a major problem.
- Future growth in the State's populations of elderly and youth should increase demand for multifamily housing, clustered single family housing and assisted living complexes – especially those units with some level of affordability.
- As employment in the service industry grows and the manufacturing sector contracts, the need for jobs paying livable wages and offering benefits is likely to increase. Such changes in the employment base, especially in smaller areas, will affect the need for affordable housing and potentially place increased demands on community services.

- In general, the community development and housing challenges described above exist in both rural and urban counties throughout the State. However, counties in and surrounding the Indianapolis MSA tend to have higher incomes, lower unemployment rates, and in some cases, greater resources, and thus may be better positioned to manage these challenges, at least in the short term.

## Five-Year Goals

Seven top-level goals were established by the Committee for the program year 2000 five-year plan:

1. Expand and preserve affordable rental housing opportunities.
2. Enhance affordable homeownership opportunities.
3. Promote livable communities and community redevelopment.
4. Enhance employment development activities, particularly those that provide workforce development for low to moderate income citizens.
5. Strengthen and expand the State's continuum of care for persons who are homeless.
6. Strengthen the safety net of housing and services for special needs groups.
7. Enhance the local capacity for housing and community development.

The following section outlines the strategies and action plan in detail, including any modifications (from program year 2001 planning) that have been made to better meet community needs. It also includes the State's accomplishments during the 2000 program year.

## Strategies and Action Plan

**Goal 1. Expand and preserve affordable rental housing opportunities.** As detailed in the Housing and Community Development and Housing Market Analysis sections of the report, one of the greatest needs of communities is affordable, quality, multifamily housing. The Housing Market Analysis predicts that if the growth in housing costs and incomes continue at past rates, rental housing affordability is likely to worsen.

The strategies developed to accomplish Goal 1 include:

- a. Continue funding IHFA's Housing from Shelters to Homeownership program. This program utilizes CDBG and HOME dollars to fund activities ranging from emergency shelter development, to owner and rental housing rehabilitation and new construction, to homeownership counseling and down payment assistance. Units of local government, townships, public housing authorities, Community Housing Development Organizations (CHDOs) and nonprofit entities may all apply for funding. Preference is given to those projects that serve the lowest income citizens, although this program's scoring system considers a number of factors to ensure that dollars are allocated to the greatest needs.
  - **Action Items to be Monitored.** On an annual basis, IHFA will evaluate the current funding allocation of the Housing from Shelters to Homeownership program by comparing the number of units produced or rehabilitated, and/or dollar amounts available for production or rehabilitation, with the housing needs identified in the Consolidated Plan, to the extent that a renter/owner needs breakdown is available. The number and types of applications for the program will also be analyzed, since this measure of demand is also an indicator of need. The results of the evaluation will be used to establish priorities and goals for the upcoming program year.
  - **Accomplishments.** IHFA conducted such an evaluation for program year 2000. The data suggest that the housing activities with the highest demand are those that are receiving the greatest amount of HOME and CDBG funding. Indeed, during program year 2000, 35 percent of funding was used to support rental housing, including new construction and rehabilitation. For Program Year 2001, IHFA will continue to utilize a competitive allocation system for the Housing from Shelters to Homeownership program. Preference is given to projects that: 1) Meet the needs of their specific community; 2) Attempt to reach very low-income levels of 30% of area median income; 3) Are ready to proceed with the project upon receipt of the award; and 4) Revitalize existing neighborhoods.
- b. Continue using Rental Housing Tax Credits (RHTCs) to develop affordable rental housing. Since the program's inception in 1986, IHFA has been active in allocating Rental Housing Tax Credits. IHFA recognizes the value of tax credits in providing the much needed development of affordable rental housing; the program has long been at the core of the agency's multifamily division activities.
  - **Action Items to be Monitored.** IHFA will also evaluate and report annually to the Committee on the ability of the Rental Housing Tax Credit program to serve the State's housing needs. In December 2000, federal legislation was passed which increased the cap on the amount of RHTCs that can be issued by a state in a year. The cap increased from \$1.25 per capita to \$1.50 per capita effective January 1, 2001. The cap will further increase \$1.75 per capita effective January 1, 2002. After that point, it will be indexed for inflation.

- **Accomplishments.** In 2000, IHFA approved applications for more than 1,543 rental units in 29 affordable rental developments across the State. About 32 percent of the units will benefit those with very low incomes and 67 percent of the units will benefit those with low or very low incomes.
- c. Explore the option of using Temporary Assistance to Needy Families (TANF) dollars to subsidize rental housing.
  - **Action Items to be Monitored.** The Consolidated Plan Coordinating Committee will assign a member to investigate the possibility of using TANF dollars for rental subsidies. The assessment of the feasibility of this strategy will be determined during the 2000-01 program year, and a recommendation for how to proceed will be made to the Committee. If the program were deemed feasible, implementation could possibly occur between program years 2002-04.
  - **Accomplishments.** The Committee determined that the Indiana Family and Social Services Administration is exploring this opportunity. The Committee has offered assistance if needed. In addition, the Indiana Coalition on Housing and Homeless Issues (ICHHI) recently worked with FSSA to develop policies where TANF dollars could be used to pay for some emergency shelter costs, based on an identified need by a local shelter.
- d. Continue to preserve existing Section 8 expiring use properties through IHFA's work as a HUD designated Participating Administrative Entity (PAE) to encourage property owners to remain in the Section 8 program. In addition, IHFA has been approved as a Section 8 Contract Administrator for certain properties.
  - **Action Items to be Monitored.** A designated Consolidated Plan Committee member will report to the Committee on IHFA's accomplishments as a PAE and Section 8 Contract Administrator on an annual basis.
  - **Accomplishments.** IHFA was the first PAE, public or private, to successfully close a full debt restructure. In 2000, twelve properties with 1,436 units were kept in the Section 8 program through the Mark to Market program. As of February 1, 2001, IHFA is also the contract administrator for over 26,000 Section 8 units in Indiana.
- e. Explore the development and use of State Rental Housing Tax Credits for affordable rental housing development.
  - **Action Items to be Monitored.** The Committee will assign a member to research the potential for establishing a State Rental Housing Tax Credit program, and report back with recommendations of how to pursue this strategy. The assessment of program feasibility will be conducted in the 2000-01 program year, and, if the Committee decides to move forward, the target date for program implementation would be during the 2003-05 program years.

- **Accomplishments.** This action item has been deferred due to concerns about state budgets and potential constraints on funding new programs.
- f. Continue the use of the ICHHI’s “OTAG” program, which assists displaced Section 8 tenants in finding new affordable rental units.
- **Action Items to be Monitored.** The Committee will become better informed about this program and similar programs throughout the State. The Committee will use this strategy in conjunction with the continuing work of IHFA as a PAE and Section 8 Contract Administrator, in an effort to ensuring an approach to preserving the affordable rental units currently provided by expiring use properties.
  - **Accomplishments.** This action item is ongoing.

**Goal 2. Enhance affordable homeownership opportunities.** As mentioned in Goal 1 above, the greatest need expressed by survey respondents and forum participants was for affordable housing. Expansion of affordable rental housing programs, which is addressed in the strategies for Goal 1, will serve a portion of this need, especially for the very lowest income households.

Enhancing homeownership opportunities is another part of the solution. The need for affordable single family housing was expressed by both survey respondents and forum attendees, including those representing special needs groups. The Housing Market Analysis conducted for the FY2001 Consolidated Plan predicts that, if current trends continue, single family housing affordability could worsen in all but nine of the State’s 92 counties.

The strategies developed to accomplish Goal 2 include:

- a. Continue to fund IHFA’s Housing from Shelters to Homeownership program to provide affordable single family new construction and rehabilitation of existing units for resale.
- **Action Items to be Monitored.** On an annual basis, IHFA will evaluate the current funding allocation of the Housing from Shelters to Homeownership program by comparing the number of units produced or rehabilitated, and/or dollar amounts available for production or rehabilitation, with the housing needs identified in the Consolidated Plan, to the extent that a renter/owner needs breakdown is available. The number and types of applications for the program will also be analyzed, since this measure of demand is also an indicator of need. The results of the evaluation will be used to establish priorities and goals for the upcoming program year.

- **Accomplishments.** IHFA conducted such an evaluation for program year 2000. The data suggest that the housing activities with the highest demand are those that are receiving the greatest amount of HOME and CDBG funding: During program year 2000, 20 percent of total funding was allocated to rental and homebuyer new construction and 27 percent was allocated to housing rehabilitation. For Program Year 2001, IHFA will continue to utilize a competitive allocation system for the Housing from Shelters to Homeownership program. Preference is given to projects that: 1) Meet the needs of their specific community; 2) Attempt to reach very low-income levels of 30% or area median income; 3) Are ready to proceed with the project upon receipt of the award; and 4) Revitalize existing neighborhoods.
- b. Continue IHFA's First Home program, which uses Mortgage Revenue Bonds and Mortgage Credit Certificates to provide below market interest rates and down payment assistance and federal tax credits to low and moderate income households for purchase of their first home. These programs leverage HOME funds to provide down payment assistance for buyers with the greatest needs.
- **Action Items to be Monitored.** IHFA will evaluate and report annually to the Committee on the accomplishments of the First Home program in serving the State's lowest income populations who desire homeownership. IHFA will actively campaign for federal regulations that increase the amount of private activity bonds that states are allowed to issue.
  - **Accomplishments.** Between July 1, 2000 and June 30, 2001, IHFA's First Home Program offered interest rates of between 6.5 and 7.75 percent. A total of 1,589 loans were made through the program; the average purchase price was \$70,835, and the average income of the buyers was \$32,553. Downpayment assistance was included for 638 of the loans. Legislation was passed in December 2000 increasing the caps on the private activity bonds, which finance IHFA's mortgages that can be issued in a state during a year. The cap was increased for \$50 per capita to \$62 per capita effective January 1, 2001. It will increase to \$75 per capita effective January 1, 2002. After that point, it will be indexed to inflation.
- c. Explore the feasibility of establishing a statewide homebuyer counseling program.
- **Action Items to be Monitored.** A designated Committee member will work with IHFA to evaluate the need for a homebuyer counseling program. If a need for such a program is identified, the Committee will assist IHFA in marketing the program to targeted populations, including dissemination of program materials at the Consolidated Plan regional forums and public hearings.

- **Accomplishments.** IHFA hosted two roundtable discussions and conducted a mail survey to ascertain the need for a statewide homebuyer counseling program. In general, housing providers agree that there is a need for homebuyer education. Several organizations voiced the opinion that they like the way that the homeownership counseling/downpayment assistance activity is currently structured within the Housing from Shelters to Homeownership program and would not want to see the activity eliminated (or significantly restructured) in favor of statewide counseling linked with IHFA's First Home downpayment assistance program. Therefore, for Program Year 2001, IHFA has decided to keep homeownership counseling/downpayment assistance as an eligible activity for the Housing from Shelters to Homeownership program while it continues to consider other options for funding homebuyer education.
  - Additionally, IHFA awarded a subrecipient agreement to the Indiana Association of Community Economic Development (IACED) for the facilitation of regional homeownership education networks. The grant timeframe is June 2001 through December 2003. During this time, IACED will do the following: convene regional homeownership education networks; coordinate homeownership training; and disseminate homeownership education materials.
- d. Consider establishing a marketing campaign that promotes homeownership to the State's minority populations, specifically targeting African American and Hispanic homebuyers.
- **Action Items to be Monitored.** IHFA will work to evaluate the feasibility of establishing such a marketing campaign. If the decision is made to move forward with these marketing efforts, the Committee will assist in dissemination of materials and integrate the information into the Consolidated Plan public outreach process.
  - **Accomplishments.** In early 2001, IFHA paid for billboards to be present in Evansville, Bloomington and the South Bend/Elkhart area. Some of the billboards were also in Spanish to target this segment of the population.
- e. Continue using the Department of Commerce's (IDOC) Individual Development Account program. This program provides a three to one match by the State (up to \$900 per year) to families at 150 percent of the poverty level who are trying to save money for a down payment for themselves or a dependent.

- **Action Items to be Monitored.** The Committee will support legislative action for continuation of the Individual Development Account program and campaign for its reauthorization. In addition, designated Committee members will evaluate the effectiveness of the program, including making administrative funds available for the community development corporations that participate in the program. The members will report to the Committee on opportunities for leveraging CDBG and HOME funds and/or programs to support the IDA. Where needs are identified (e.g., target areas in the State where participation is underutilized), the Committee will work with program administrators to fulfill such needs.
- **Accomplishments.** The legislature approved reauthorization of the Individual Development Account program. IACED has convened “IDA Working Groups” throughout the State to provide feedback to IDOC about the program from organizations that were awarded an account.

**Goal 3. Promote livable communities and community redevelopment.** Citizens identified a number of community development concerns as detailed in the Housing and Community Development Needs section of the 2000 Consolidated Plan. As in years past, transportation, daycare for children and elderly, and jobs that pay livable wages and provide benefits were consistently mentioned as priority community needs. In the FY2001 Plan, downtown revitalization and improvements in public infrastructure were also mentioned as top community needs.

The Department of Commerce has recently taken a new approach to measuring the quality of life of the State’s communities by employing a “livable communities” concept. IDOC defines livable communities as those that “actively and successfully serve the needs of their citizens; effectively connect people and places; and preserve, build upon, and invest in their economic, environmental, and human assets. To achieve this, livable communities plan and prepare for the future and form partnerships between the business, civic, government and not-for-profit sectors of the community.” Thus, a livable community is one that encompasses, among other things, adequate transportation systems, good daycare services and ample employment opportunities.

Because community development issues are often interconnected – e.g., inadequate employment opportunities can affect the commute citizens must endure to find a job – the Committee chose to address the community development concerns through the promotion and creation of livable communities. The strategies developed to accomplish Goal 3 include:

- a. Continue funding IDOC’s Community Focus Fund (CFF), which uses CDBG dollars for community development projects ranging from environmental infrastructure improvements to development of daycare and senior centers.



- **Action Items to be Monitored.** IDOC will continue soliciting feedback from its grant recipients about the CFF program, including components of the program that could be modified to better meet the needs of Indiana's communities. This feedback will be compared to the community needs identified in the Consolidated Plan and, together, these measures will be used to evaluate the program annually, to ensure that program dollars are being allocated to their most productive use. Components of the CFF, including the scoring process, will be modified as needed to reflect the needs of communities.
  - **Accomplishments.** In 2000, 69 communities received \$27 million in funding through the CFF. A variety of projects were funded through the CFF, including: Seven community centers totaling \$2.8 million; three daycare centers totaling \$936,000; two fire stations and five fire trucks, both totaling \$1.3 million; two libraries totaling \$887,000; two historic preservation projects totaling \$850,000; five senior centers totaling \$2.1 million; 15 wastewater projects totaling \$6.8 million; and, 20 drinking water projects totaling \$8.3 million. About \$25 million in local dollars were contributed to the projects listed above.
- b. Expand knowledge of a referral network to programs that complement the CFF and provide funding leverage. Examples of such funding sources include: the Indiana Department of Transportation (INDOT) public transit programs; the Indiana Department of Workforce Development (DWD) vocational and technical education programs; and programs funded by HUD's SuperNOFA.
- **Action Items to be Monitored.** The Consolidated Plan Coordinating Committee will designate one or two members to compile a list of programs from which communities might benefit, educate the Committee about such programs, and integrate these referrals into the regional forums and public hearings that are part of the annual Consolidated Planning process. In addition, the Committee will host a representative from INDOT to explain the rural transit program and a representative from DWD to explain the incumbent worker program. These individuals will be invited to participate in the regional forums; at the very least, materials about the programs will be disseminated as part of Consolidated Plan outreach efforts.
  - **Accomplishments.** The Committee was unsuccessful in getting an INDOT or DWD representative to participate in the Consolidated Planning process. The Committee will continue to try to involve these organizations, particularly INDOT, given the widely expressed need for public transportation in nonentitlement areas.
- c. Continue funding IHFA's Housing from Shelters to Homeownership program, which provides funding for the entire continuum of housing needs of communities.

- **Action Items to be Monitored.** On an annual basis, IHFA will evaluate the current funding allocation of the Housing from Shelters to Homeownership program by comparing the number of units produced or rehabilitated, and/or dollar amounts available for production or rehabilitation, with the housing needs identified in the Consolidated Plan, to the extent that a renter/owner needs breakdown is available. The number and types of applications for the program will also be analyzed, since this measure of demand is also an indicator of need. The results of the evaluation will be used to establish priorities and goals for the upcoming program year.
  - **Accomplishments.** IHFA conducted such an evaluation for program year 2000. The data suggest that the housing activities with the highest demand are those that are receiving the greatest amount of HOME and CDBG funding. For Program Year 2001, IHFA will continue to utilize a competitive allocation system for the Housing from Shelters to Homeownership program. Preference is given to projects that: 1) Meet the needs of their specific community; 2) Attempt to reach very low-income levels of 30% or area median income; 3) Are ready to proceed with the project upon receipt of the award; and 4) Revitalize existing neighborhoods.
- d. Continue the use of the planning and community development components that are part of the Planning Grants and Foundations programs funded by CDBG and HOME dollars. These programs provide planning grants to units of local governments and CHDOs to conduct market feasibility studies and needs assessments, as well as (for CHDOs only) predevelopment loan funding.
- **Action Items to be Monitored.** The Committee will evaluate the need for planning grants and related studies for local governments and CHDOs and consider allocating more CDBG and HOME dollars to such programs if significant gaps in this type of funding are identified.
  - **Accomplishments.** The Planning Grants and Foundations programs are ongoing. Program year 1999 was the first time that the proposed allocation of \$200,000 was exceeded for CHDO predevelopment loans; in 2000 more than \$225,000 was allocated. In 2001, IHFA increased the proposed allocation of HOME and CDBG funds for the Foundations program to meet increasing demand.
- e. Continue including rehabilitation of existing structures as a scoring preference for applications for the Rental Housing Tax Credit and Housing from Shelters to Homeownership programs.

- **Accomplishments.** The RHTC program provides points for rehabilitation through its competitive scoring system. The Housing from Shelters to Homeownership program has scoring criteria to encourage rehabilitation of existing structures. These scoring preferences are continuing (see the Housing section for specific scoring preferences). Additionally, the 2001 Qualified Allocation Plan (QAP) has set aside 8.3% of available annual RHTCs for developments that involve rehabilitation of currently occupied low income housing, developments otherwise in danger of being removed by a federal agency, and/or the conversion of existing market rate housing to affordable housing.
- f. Explore the feasibility of a statewide Fair Housing campaign.
- **Action Items to be Monitored.** The Committee will work with Indiana Civil Rights Commission (ICRC) to examine the need for a statewide Fair Housing campaign and consider accepting proposals for funding fair housing activities. The feasibility of the program was researched in program year 2000-01; implementation will begin in 2002.
  - **Accomplishments.** In November 2000, IHFA awarded a HOME subrecipient agreement to ICRC to affirmatively further fair housing by increasing awareness of existing fair housing rights, responsibilities, and enforcement procedures for minority and special needs consumers and for those who provide housing services; increasing efforts of the Fair Housing Task Force by recruiting members from non-entitlement communities and under-represented segments of the housing industry; enhancing the tester program by recruiting testers, conducting tester training, and increasing the number of tests conducted annually; and improving fair housing intra/inter agency coordination by providing the Consolidated Plan Coordinating Committee with Task Force activity updates and by working closely with the Committee to ensure coordination activities.
- g. Continue to promote and encourage energy efficiency through the Rental Housing Tax Credit and Housing from Shelters to Homeownership programs.
- **Accomplishments.** In past years, the Rental Housing Tax Credit and First Home programs awarded points for complying with federal and state energy efficiency requirements. This scoring criteria, however, has been removed from the 2000 and 2001 QAPs due to difficulty receiving appropriate certification from developers. The Housing from Shelters to Homeownership program includes points for the design of structure, quality of amenities, and energy efficiency. Applicants receive points for committing to specific design features, which include a variety of Energy Star rated appliances and building products.
- h. Continue working to reduce the environmental hazards in housing, including lead based paint risks.

- **Action Items to be Monitored.** The Committee will support a team effort between IACED and IHFA to provide training to grantees, particularly those conducting rehabilitation, about the hazards of lead based paint and safe work practices, if such an effort is deemed feasible.
- **Accomplishments.** IACED, IHFA and HUD worked together to offer more than 30 days of training statewide, including training for assessors, lead inspectors, abatement supervisors, train the trainer, and lead based paint regulations. IHFA also held training for lenders and realtors working in the First Home program, and assisted in training Public Housing Authorities and Community Action Agencies who administer Section 8 and the weatherization program.

**Goal 4. Enhance employment development activities, particularly those that provide workforce development for low to moderate income citizens.** The Housing and Community Development Needs of the FY2000 Consolidated Plan documented the need for investment in the State's human capital. Specifically, a recent study by the Indiana Economic Development Council found that for every 100 high-skill job openings, only 65 applicants were qualified. The need for job training and education was also expressed in the community forums and surveys.

Along with the strategies to promote livable communities outlined in Goal 3, the State will:

- a. Continue the use of IDOC's Community Economic Development Fund (CEDF), which funds job training and infrastructure improvement in support of job creation for low to moderate income persons.
  - **Action Items to be Monitored.** IDOC will continue soliciting feedback from its grant recipients about the CEDF program, and continue to collect data on the number of jobs created from and beneficiaries of the CEDF program. This feedback will be compared to the community (especially employment) needs identified in the Consolidated Plan and, together, these measures will be used to evaluate the program annually, to ensure that program dollars are being allocated to their most productive use. Components of the CEDF, including the scoring process, will be modified as needed to reflect the needs of communities.
  - **Accomplishments.** The program funding and evaluation process is continuing.
- b. Explore using the CEDF to fund employer-based skills training that is transferable.
  - **Action Items to be Monitored.** A designated Committee member or two will evaluate the feasibility of such a program and report back to the Committee with recommendations for using the CEDF for employer based skills training. The evaluation should include conversations with employers in the State's communities that are most in need of workforce development. The investigations into the feasibility of such a program will be done in the 2000-01 program year. Program implementation would be expected during 2001-02.

- **Accomplishments.** After evaluating the need for skills training, IDOC has set aside \$2 million for new and basic skill training. This training will be targeted at those needing basic skills (including ESL). In addition, \$2 million will be allocated to related economic development (e.g., development infrastructure).
- c. Explore enhancing innovative employment and training opportunities, modeled after such programs that have been successful in the State.
- **Action Items to be Monitored.** A Committee member will investigate the feasibility of establishing similar employment and training opportunities in areas throughout the State. The feasibility of such programs will be evaluated in 2000, with potential implementation between 2001-02.
  - **Accomplishments.** ICHHI conducted four workshops in 2000 on innovative training and employment programs, especially for the very low income and homeless.

**Goal 5. Strengthen and expand the State's continuum of care for persons who are homeless.** As detailed in the Special Needs section of the FY2000 Consolidated Plan, between 80,000 and 100,000 citizens in the State are homeless at any one time. An estimated 7 percent of the State's population is estimated to be at-risk of homelessness because of their very low incomes and relatively high housing costs.

Most individuals who are homeless require a continuum of services or care, ranging from health care to temporary shelters to job training. The State has worked hard to integrate the continuum of care concept into program development; however, the extent to which the concept has been integrated into planning varies considerably by region.

The strategies developed to accomplish Goal 5 include:

- a. Continue to submit an annual SuperNOFA application to fund continuum of care activities.
- **Action Items to be Monitored.** The Committee will be responsible for ensuring that the State Continuum of Care application is submitted to HUD annually. This will be accomplished through the creation of the Continuum of Care Committee (CCC) to provide oversight and development of the application. In addition, the CCC will evaluate the ongoing effectiveness of the programs funded by the grant.
  - **Accomplishments.** In 2000, CCC was established. The Committee has monitored the release of the Continuum of Care SuperNOFA and is organizing a team of experts to review and comment on the applications that are expected to be received from organizations throughout the state. In addition, the Committee Chair has been visiting potential applicants to discuss the application and scoring processes. The CCC also prepared the State's Continuum of Care application in 2001.

- b. Encourage the formation of regional continuum of care consortia to coordinate continuum of care activities and provide guidance on specific needs.
  - **Action Items to be Monitored.** The CCC will have as a priority organizing regional continuums of care.
  - **Accomplishments.** The first task of the Committee was to facilitate the development of regional continuums. This effort was started in program year 2000. A series of conference calls and meetings began the organizational process. The Committee is in the process of drafting the proposed regions and will begin organizing continuums around these regions during program year 2002.
  - Additionally, IHFA made an award to ICHHI for statewide continuum of care activities. ICHHI's proposal to IHFA was made in direct response to feedback received from the Indianapolis HUD office concerning the importance of establishing year-round planning and implementation.
- c. Continue statewide nonprofit training provided by ICHHI for SuperNOFA grant applications.
  - **Accomplishments.** This training is currently being provided in partnership with ICHHI.
- d. Expand the funding available for shelter and transitional housing development in IHFA's Housing from Shelters to Homeownership program.
  - **Action Items to be Monitored.** IHFA will increase its goal during the calendar year for awarding funds for shelter and transitional housing through the Housing from Shelters to Homeownership program to \$3 million annually, from \$2.5 million.
  - **Accomplishments.** In program year 2000, the goal was exceeded, with \$3.25 million dedicated to shelter and transitional housing development.
- e. Explore the option of using Temporary Assistance to Needy Families (TANF) dollars to subsidize rental housing.
  - **Action Items to be Monitored.** The Consolidated Plan Coordinating Committee will assign a member to investigate the possibility of using TANF dollars for rental subsidies.
  - **Accomplishments.** The Committee determined that the Indiana Family and Social Services Administration (FSSA) is exploring this opportunity. The Committee has offered assistance if needed. In addition, ICHHI recently worked with FSSA to develop policies where TANF dollars could be used to pay for some emergency shelter costs, based on an identified FSSA need by a local shelter.
- f. Continue to work to improve FSSA's Emergency Shelter Grant (ESG) applications and scoring process to emphasize continuum of care services.

- **Accomplishments.** During 1999, FSSA worked with ICHHI to improve its ESG application to focus more on continuum of care components of shelter development and operation. The revised application is currently being used. FSSA will continue revisions of the application, if needed, to encourage shelter provider integration in continuum of care networks.
- g. Review the organization of homeless and ESG functions; evaluate how to ensure a more coordinated approach between shelter funding and the Continuum of Care.
  - **Action Items to be Monitored.** Two designated Committee members will evaluate the current organization of homeless and ESG functions, particularly how they are integrated into complementary state programs and the Continuum of Care process.
  - **Accomplishments.** This action item is ongoing.

**Goal 6. Strengthen the safety net of housing and services for special needs groups.**

Special needs groups, including the homeless, need a combination of housing and community services to ensure quality of life. The State recognizes that the needs of this group range from an intensive, high level of services to very minor assistance, and that programs must be flexible to accommodate all levels of need.

In addition to many of the strategies listed for Goal 5, the strategies developed to accomplish Goal 6 include:

- a. Enhance resources such as FSSA's Shelter Plus Care grants that provide rental assistance for persons who are homeless and difficult to serve (e.g., persons with mental illness or substance abuse).
  - **Action Items to be Monitored.** The Shelter Plus Care program will provide tenant based rental assistance, and will be administered through the Community Action Agency network in the State. The current funding level will provide 60 vouchers for five years. The Committee will work to increase the amount of available resources for better assisting the State's special needs populations that are most difficult to serve.
  - **Accomplishments.** Due to the comprehensive nature of this action item, it was deferred into later program years. Concerns about the State's budget constraints have also raised questions about the amount of funding available for this action item.
  - In 1999, FSSA implemented a pilot program with \$90,000 of unexpended ESG funding. The purpose of the program was to serve children in homeless shelters with education/tutoring, medical attention, counseling, recreational opportunities, and, in some cases, provide nutritious meals. The three shelters awarded funding served more than 300 children through the pilot program.

- b. Continue the Consumer Advisory Board (CAB) monitored by the Department of Health to receive input on the needs of the State's population living with HIV/AIDS.
  - **Accomplishments.** The Indiana Department of Health (ISDH) has continued the CAB. The CAB meets every month to provide feedback on HIV/AIDS programs and services. Their feedback is used to improve program delivery and services.
- c. Enhance technical assistance and planning activities of organizations serving special needs groups.
  - **Accomplishments.** AIDServe, the entity with which ISDH contracted for delivery of these activities, is no longer operating in the State. For the program year 2000, ISDH assumed the administration of HOPWA. The focus during this year was on continuing tenant based rental assistance. No other eligible HOPWA activities were in operation. IHFA will be the State's grantee for HOPWA funds beginning on July 1, 2001. IHFA is working with the HIV/AIDS care coordination regions to prioritize the housing and supportive service needs of people living with HIV/AIDS.
- d. Continue IDOC's CFF funding for the development of health care facilities, public social service offices that work with special needs populations, and shelter workshop facilities, in addition to modifications to make facilities accessible to the disabled.
  - **Action Items to be Monitored.** IDOC will continue soliciting feedback from its grant recipients about the CFF program, particularly grantees that have used the program to fund facilities for special needs groups. This feedback will be compared to the community needs identified in the Consolidated Plan and, together, these measures will be used to evaluate the program annually, to ensure that program dollars are being allocated to their most productive use. Components of the CFF, including the scoring process, will be modified as needed to reflect the needs of special needs groups in communities.
  - **Accomplishments.** The use of CFF funds for facilities targeting special needs groups is continuing. IDOC has also implemented community workshops to educate communities about how CFF funding can be used and to offer technical assistance. In 2000, IDOC completed 61 such workshops. IDOC has also continued the CFF evaluation process, including adding a question to the 2001 community survey conducted for the Consolidated Plan, which asked about community development needs and the use of CFF funds.
- e. Continue to use HOPWA funding for tenant-based housing assistance, emergency assistance and supportive services.



- **Action Items to be Monitored.** Using feedback from care regions, ISDH will evaluate the allocation of funds between these three program areas on an annual basis. ISDH will adjust its program allocations to reflect the current needs of its care regions. Refer to Appendix G for more detail on the HOPWA allocation process.
  - **Accomplishments.** As mentioned above, ISDH assumed the administration of HOPWA funds from AIDServe during program year 2000. During the time of transition, only rent subsidies were available. In December 2000, ISDH began working with IHFA to facilitate back-payment and current payment to landlords renting to tenants in the program. In preparation for the Formula 2001 HOPWA allocation, IHFA met with the care coordination sites and regions to discuss the allocation of the HOPWA funds in the State of Indiana. Each region was assigned an allocation of HOPWA funds based on the number of cumulative HIV/AIDS cases in their region. IHFA continues to provide technical assistance to the care coordination sites and regions on the eligible activities under HOPWA. Eligible activities include housing assistance, supportive services, and technical assistance. The regions were required to submit their plans to IHFA by June 1, 2001.
- f. Continue using IHFA's Housing from Shelters to Homeownership program for owner-occupied grant rehabilitation that can be used for home improvements that accommodate people with physical and developmental disabilities and the elderly.
- **Action Items to be Monitored.** IHFA will evaluate and report annually to the Committee on the amount of funding and requests for funding from the Housing from Shelters to Homeownership program for grants for owner-occupied housing improvements, particularly those that assist special needs groups. IHFA will consider increasing the allocated funding in this area to the extent that the need for such dollars exceeds the current funding level.
  - **Accomplishments.** During the program year 2000, 20 percent of HOME and CDBG awards made by IHFA were for owner-occupied housing, many of which were targeted to one or more special needs groups.
- g. Explore the feasibility of a pilot home modification loan program that could also be used for physical adaptability.
- **Action Items to be Monitored.** A designated Committee member will report on the feasibility of an owner-occupied home modification loan program to be considered by IHFA during 2000. If the program appears feasible, the Committee will explore assisting IHFA in expanding the program to non-entitlement areas or establishing its own program to serve these areas. The feasibility of the program will be evaluated in program years 2000-01, with a target period for implementation of 2002-04.

- **Accomplishments.** IHFA is still looking into an owner-occupied home modification program. Currently, IHFA is trying to fit the program into the existing structure of its bonds. IHFA staff recently visited a group in Fort Wayne that administers an owner-occupied home modification program. It is hopeful that IHFA will be able to implement this program in 2002-2004.
- h. Explore the HomeChoice program sponsored by Fannie Mae that allows more flexible underwriting guidelines for homeownership opportunities for people with disabilities.
  - **Action Items to be Monitored.** IHFA submitted an application to Fannie Mae during 2000 for participation in the HomeChoice program. If the program is deemed successful, the Committee will assist IHFA in broadening the program throughout the State.
  - **Accomplishments.** Fannie Mae approved IHFA's proposed HomeChoice program. During the pilot phase, HomeChoice will be offered in three counties: Bartholomew, Knox and Marion. IHFA has earmarked \$1 million in revenues to finance the HomeChoice mortgages. If the program is successful, IHFA and its HomeChoice partners – the Back Home in Indiana Alliance, Fannie Mae and Irwin Mortgage – will consider broadening the program throughout the State.
- i. Improve the integration of the Consolidated Plan and Analysis of Impediments processes.
  - **Action Items to be Monitored.** The Committee will reexamine the current structure of the respective processes for completing the Consolidated Plan and Analysis of Impediments, including the communication between the Consolidated Plan Coordinating Committee and the Fair Housing Task Force. The Committee will work with the Fair Housing Subcommittee to ensure that the processes and reports are more integrated.
  - **Accomplishments.** During the 2000-01 program year, the Consolidated Plan Committee had regular updates from members of the Fair Housing Task Force about fair housing activities. The Committee also integrated the Consolidated Plan and Analysis of Impediments and worked together to gather citizen input on the planning processes. The Task Force and Committee will continue working together in the upcoming program year.
- j. Research the need for a central and comprehensive information source of programs to assist the State's citizens, especially those with special needs.
  - **Action Items to be Monitored.** The Committee will examine the need for a statewide source of information on housing and community development programs available to citizens. If a need is determined, the Committee will work to establish such an information source, the type and scope of which will be determined through the research process.

- **Accomplishments.** The Committee included a question on the 2001 community survey completed for the Consolidated Plan that asked about the need for a statewide information source. Eighty percent of respondents said that a resource guide that lists the services available is needed. The type of service guide most favored was a paper handbook, followed by a help phone line, and finally, an Internet based guide and search tool. The Committee also researched if there is such a resource currently available and discovered that the Indiana 211 Partnership is implementing a statewide, telephone based information and referral system for citizen social service needs. The Committee will monitor the implementation of the 211 system and continue to evaluate the need for an alternative source of information.
- k. Conduct a survey targeted to the State's migrant agricultural workers, to improve upon the data and knowledge about the housing and community development needs of this population.
- **Action Item to be Monitored.** As part of the either the Consolidated Plan or Continuum of Care process, the Committee will administer a survey of the State's migrant farm worker population. If feasible, the Committee will work with the Governor's Task Force on Migrant Farmworkers on information sharing and data collection.
  - **Accomplishments.** The Committee has deferred this action item until 2001-2003, due to the recent formation of the Governor's Commission on Hispanic and Latino Affairs. In June 2001, IACED hosted the State's first Hispanic Summit. The goal of the summit was to bring community leaders together to begin discussing the needs of the State's Hispanic and Latino residents. IACED will report on the results of the summit, including the perceived need for a comprehensive survey of migrant farmworker needs.

**Goal 7. Enhance the local capacity for housing and community development.** The nonprofit community and local governments play a critical role as vehicles for the delivery of housing and community services, often with very limited funds. To continue to be effective in this role, the State recognizes that these entities require assistance with capacity building.

The strategies developed to accomplish Goal 7 include:

- a. Continue using CDBG funding for technical assistance, including accreditation and procurement training. Explore funding assistance specifically for environmental issues.
- **Action Items to be Monitored.** IDOC will continue to solicit and evaluate feedback from its grant recipients about training needs, including a need for technical assistance with environmental issues. If a need is identified, an increase in the funding dedicated for a particular type of technical assistance will be considered.
  - **Accomplishments.** Program funding and the evaluation process is ongoing.

- b. Continue providing funding for training and technical assistance in the pre-and post-application process for IHFA's programs. Also continue providing CHDO training and capacity building activities through the CHDO Works program.
- **Action Items to be Monitored.** IHFA will continually evaluate the need for both training and technical assistance. If a need is supported, IHFA will continue to fund the programs to the extent allowed by the requirements of the funding source.
  - **Accomplishments.** IHFA continues to support training and technical assistance in many different ways. IHFA Community Development staff are encouraged to work with applicants and grantees to make application and grant implementation as straightforward as possible. Both the Development and Compliance staff conduct group workshops to cover general information, and staff are also available for one-on-one technical assistance sessions. Additionally, during 2000, IHFA entered into its second three-year contract with IACED to conduct a wide variety of training to expand the capacity of housing organizations throughout Indiana.
  - IHFA also continues to set-aside the maximum amount allowed under the HOME program for CHDO operating costs. These operating funds are available to CHDOs through the CHDO Works program as well as to cover operating funds associated with construction-related projects.
- c. Continue providing HOPWA training and technical assistance sponsored by ISDH.
- **Action Items to be Monitored.** IHFA will inform the care coordination sites and regions of training and technical assistance opportunities facilitated by IACED and other partners. In addition, IHFA has a dedicated staff member for the HOPWA program that is available to provide technical assistance on HOPWA and other affordable housing and supportive service programs.
- d. Continue the statewide forum on grant applications sponsored by FSSA.
- **Accomplishments.** Program is ongoing.
- e. Continue the technical assistance provided by the Indiana Technical Assistance Consortium.
- **Action Items to be Monitored.** Currently, IACED and ICHHI form the Indiana Technical Assistance Consortium, which provides training, direct technical assistance, and capacity building funding to CHDOs. The Consortium will provide the Committee with feedback from the training sessions, in an effort to better evaluate the continued training needs of CHDOs.

- **Accomplishments.** Training and technical assistance are ongoing. In addition, in late 2000, IACED began development of a statewide study to establish a strategic plan and identify system resources to support nonprofits on a statewide level. The study was funded through a private foundation and IDOC. The report will be available in fall 2001.
- f. Explore working with the Indiana Grantmakers Alliance to enhance their grant writing course, especially for applicants for Continuum of Care funding.
  - **Action Items to be Monitored.** A Committee representative will learn about and educate the Committee on the Donor Alliance program, particularly about how it might be used to enhance the technical assistance needed by Continuum of Care applicants.
  - **Accomplishments.** This item will be addressed by the Continuum of Care Committee in future program years.
- g. Explore providing more direct training for ESG grantees.
  - **Action Items to be Monitored.** The ESG Committee representative will evaluate if grantees require additional training and technical assistance, and, if so, establish a training program based on those provided for the other HUD programs.
  - **Accomplishments.** ICHHI and FSSA are considering holding a training and technical assistance workshop in fall 2001.
- h. Explore the creation of a core operating fund for nonprofits.
  - **Action Items to be Monitored.** A team of Committee members will explore the feasibility of establishing a core operating fund (separate from those dollars currently provided by IHFA) for nonprofit entities in the State that provide housing and community development services to the State's low income and special needs populations. This item is expected to be accomplished between years 2001 and 2003; the Committee will report on its progress annually.
  - **Accomplishments.** In late 2000, IACED began development of a statewide study to establish a strategic plan and identify system resources to support nonprofits on a statewide level. The study was funded through a private foundation and IDOC. The report will be available in fall 2001.
- i. Explore the creation of a "training catalogue" for potential grantees that could be distributed at the Consolidated Plan regional forums.

- ***Action Items to be Monitored.*** A Committee member will evaluate if there is a current comprehensive listing of the training and technical assistance opportunities available to localities and nonprofits in the State. If not, the Committee will consider establishing such an information source. The Committee will also market the economic development “Toolbox” developed between IDOC and Ball State University during Consolidated Plan outreach activities.
- ***Accomplishments.*** The Committee will address this action item in 2002 or 2003, after receiving the results of the IACED capacity building study.

### **Summary of Goals, Action Items and Accomplishments**

The attached exhibit lists the program year 2000 five-year goals, action items and the target year of completion, and notes on accomplishments to date.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
I. Expand affordable rental housing opportunities	a. Continue funding IHFA's Housing from Shelters to Homeownership program	Evaluate annually how the program meets identified housing needs (based on number of or dollars dedicated to units produced and rehabilitated)	X	X	X	X	X	Funding continuing
	b. Continue using Rental Housing Tax Credits to develop affordable housing	Evaluate annually how the program meets identified housing needs (based on number of or dollars dedicated to units produced and rehabilitated). Campaign for an increase in the amount of credits state's are allowed.	X	X	X	X	X	Funding continuing
	c. Explore the option of using TANF dollars to subsidize rental housing	Assess the feasibility; recommend to Committee how to proceed; design and implement the program	X	X	X	X	X	FSSA is pursuing. Need information on other states' experiences.
	d. Continue to preserve existing Section 8 and other expiring use properties through IHFA's work as a Participating Administrative Entity (PAE). Also, if selected as a PBRA, use this role to enhance the link between expiring use properties and the preservation of affordable units.	Report to Committee IHFA's accomplishments as a PAE annually	X	X	X	X	X	Received PBRA designation. Successfully closed 1st and 2nd loan restructurings.
	e. Explore the development of State Rental Housing Tax Credits	Assess the feasibility; recommend to Committee how to proceed; design program and strategy for legislative approval	X	X	X	X	X	Deferred due to concern about State budget forecasts.
	f. Continue the use of ICHHI's OTAG program to assist displaced Section 8 tenants find new affordable units	Educate the Committee about the program and how to take advantage of it and similar opportunities to assist clients	X					Jeff Terry will speak about the OTAG program at a Con Plan meeting.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
Enhance affordable II. homeownership opportunities	a. Continue funding IHFA's Housing from Shelters to Homeownership program	Evaluate annually how the program meets identified housing needs (based on number of or dollars dedicated to homeownership for low and moderate income citizens)	X	X	X	X	X	Funding continuing
	b. Continue funding IHFA's First Home program, which uses MRB and MCC to provide interest rate subsidies and down payment assistance	Evaluate annually how the program meets identified housing needs (based on number of or dollars dedicated to homeownership for low and moderate income citizens)	X	X	X	X	X	Funding continuing
	c. Explore the feasibility of establishing a statewide homebuyer counseling program	Work with IHFA to evaluate the need for the program. If a need is identified, assist IHFA in marketing of the program, especially to targeted populations	X	X				Will continue to explore. For next 18 months, will fund homebuyer counseling through HOME dollars.
	d. Consider establishing a marketing campaign that promotes homeownership to the state's minority populations, specifically targeting African American and Hispanic homebuyers	Work with Fair Housing Task Force in consideration and potential implementation of such a campaign.	X	X				IHFA is planning to implement in calendar year 2001.
	e. Continue using the Individual Development Account program	Evaluate the effectiveness of the program; assist with program needs; support legislative renewal	X	X				State legislature renewed funding for program. IACED has convened "IDA Working Groups" to provide feedback on the program.



Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
Promote livable communities III. and community redevelopment	a. Continue funding the Community Focus Fund (CFF), which uses CDBG dollars for community development projects	Evaluate annually how the program meets identified community development needs (based on number of or dollars dedicated to certain activities); modifying components as needed	X	X	X	X	X	Funding continuing
	b. Expand knowledge of a referral network to programs that complement the CFF and provide funding leverage (e.g., IDOT, DWD programs)	Compile a list of programs, educate Committee about, host IDOT and DWD representatives to describe their programs that address transportation and workforce development needs of communities	X					Will continue to attempt to involve DWD and INDOT in the Consolidated Planning process.
	c. Continue funding IHFA's Housing from Shelters to Homeownership program	Evaluate annually how the program meets identified housing needs (based on number of or dollars dedicated to units produced and rehabilitated)	X	X	X	X	X	Funding continuing
	d. Continue the use of the planning and community development components of the CFF and Foundations programs	Annually evaluate the need for planning grants and related studies for local governments and CHDOs and consider allocating more CDBG and HOME funds to these programs if significant gaps are identified	X	X	X	X	X	CFF and Foundations will continue to fund at current levels.
	e. Continue including rehabilitation of existing structures as a scoring preference for applications for the Rental Housing Tax Credit and Housing from Shelters to Homeownership programs		X	X	X	X	X	Will continue scoring preference.
	f. Explore the feasibility of a statewide Fair Housing campaign	Work with IHFA to determine the need for such a campaign and consider accepting proposals for Fair Housing activities	X					FH Task Force received a grant to implement the campaign. Will also translate existing materials into Spanish.
	g. Continue to promote and encourage energy efficiency through the Rental Housing Tax Credit and Housing from Shelters to Homeownership programs		X	X	X	X	X	Continuing.
	h. Continue working to reduce the environmental hazards in housing, including lead based paint risks	Support a team effort between IACED and IHFA to provide training to grantees, particularly those conducting rehabilitation, about lead based paint hazards, if such an effort is deemed feasible	X					Completed training program. Provided more than 30 days of training statewide.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
IV. Enhance employment development activities	a. Continue the use of the Community Economic Development Fund (CEDF), which funds job training and infrastructure improvements in support of job creation	Evaluate annually how the program meets identified community development needs (based on number of or dollars dedicated to workforce development activities)	X	X	X	X	X	Program is continuing.
	b. Explore using the CEDF to fund employer based skills training that is transferable	Evaluate the feasibility of such a program; make recommendations to the Committee of how to proceed; design and implement program	X	X	X	X	X	Have set aside \$2 million in new and basic training and \$2 for related economic development activities (e.g., infrastructure development).
	c. Explore enhancing innovative employment and training opportunities	Investigate the feasibility of establishing innovative employment and training opportunities (based on model programs) throughout the state	X	X				ICHHI provided 4 regional workshops on innovative programs.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
V. Strengthen and expand the state's continuum of care	a. Continue to submit an annual SuperNOFA application to fund Continuum of Care activities	Create a Continuum of Care Committee (CCC) to provide oversight and development of the Continuum of Care application and evaluate the ongoing effectiveness of funded programs	X					Continuum of Care Committee has been formed and is working on the application.
	b. Encourage the formation of regional continuum of care consortia to coordinate continuum of care activities	Work to establish a successful network of continuum of care providers for all identified regions in the state	X					Continuum of Care Committee has initiated the formation of regional C of Care networks. A conference is planned to provide training to regional committee members throughout the state.
	c. Continue statewide nonprofit training provided by ICHHI for SuperNOFA grant applications		X	X	X	X	X	Continuing.
	d. Expand the funding available for shelter and transitional housing development in IHFA's Housing from Shelters to Homeownership program	IHFA will increase funding for shelters and transitional housing through the program from \$2.5 million to \$3 million	X					For calendar year 2000, exceeded \$3 million goal.
	e. Explore the option of using TANF dollars to subsidize rental housing	Assess the feasibility; recommend to Committee how to proceed; design and implement the program	X	X	X	X	X	Ongoing.
	f. Continue to work to improve the FSSA ESG application and scoring process to emphasize continuum of care services	FSSA to continue revisions to the application, if needed, to encourage shelter provider integration into continuum of care networks	X					Completed.
	g. Review the organization of homeless and ESG functions; evaluate how to ensure a more continued approach between shelter funding and the Continuum of Care	Evaluate the current organization of the homeless and ESG functions, particularly how they are integrated into complementary state programs and the Continuum of Care application process	X	X				Ongoing.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
Strengthen the safety net of VI. housing and services for special needs groups	a. Enhance resources such as FSSA's Shelter Plus Care grants that provide rental assistance for people who are homeless or difficult to serve	Work to increase the amount of available resources for better assisting the state's special needs populations that are difficult to serve	X	X				Ongoing.
	b. Continue the Consumer Advisory Board (CAB) monitored by AIDServe and the Department of Health	Report to the Committee annually on feedback from the CAB	X	X	X	X	X	Department of Health has continued CAB; feedback on the Department's programs and service delivery is received every 2 months.
	c. Enhance technical assistance and planning activities of organizations serving special needs groups	Improve technical assistance opportunities; increase training for service providers (see full Plan for specific items)	X	X				IHFA will examine after assume administration of HOPWA.
	d. Continue CFF funding for the development of facilities or modifications to existing buildings that benefit special needs populations	Evaluate annually how the program meets identified needs of special populations	X	X	X	X	X	Funding continuing
	e. Continue to use HOPWA and Ryan White funding for tenant-based housing assistance, rental assistance, and direct client support	Evaluate the allocation of funds between the three program areas annually	X	X	X	X	X	HOPWA currently being used for TBRA. Ryan White funds continuing.
	f. Continue using IHFA's Housing from Shelters to Homeownership program for owner occupied rehabilitation	Evaluate annually how the program meets identified housing needs of special populations, especially as related to owner occupied rehabilitation	X	X	X	X	X	Funding continuing
	g. Explore the feasibility of a pilot home modification program that could be used for physical adaptability	Research the feasibility of a owner occupied home modification program that could be utilized by special needs groups; consider developing a program, especially targeted at nonentitlement areas	X	X				Continuing to research feasibility.
	h. Explore the Home Choice program sponsored by Fannie Mae that allows more flexibility in underwriting guidelines for homeownership	Apply to Fannie Mae for participation in the HomeChoice program; if funded, evaluate pilot phase and potential expansion of the program	X	X				Received \$1 million for the pilot program.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
VI. Continued.	i. Improve the integration of the Consolidated Plan and Analysis of Impediments processes.	Reexamine the current structure of the processes for completing the Con Plan and AI; ensure that the reporting processes are more closely integrated	X					Have reorganized processes for 2001 planning.
	j. Research the need for a central, comprehensive information source of programs to assist the state's citizens, especially those with special needs	Examine the need for a comprehensive statewide source of information about such programs	X					Included a question about a potential resource directory (and what type would be preferred) in the FY2001 community survey.
	k. Conduct a survey targeted to the state's migrant agricultural workers, to improve upon the knowledge about the needs of this population	Administer a survey of the state's migrant farm worker population		X	X			Committee will explore working with the newly formed Governor's Commission on Hispanic & Latino affairs to conduct such a survey, if need is evident.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
Enhance the local capacity VII. for housing and community development	a. Continue using CDBG funds for technical assistance; explore funding assistance specifically for environmental issues.	Determine the need for technical assistance and training, especially as related to environmental issues. If a need is identified, increase funding in these areas	X					Ongoing.
	b. Continue providing funding for application training and technical assistance and CHDO training and capacity building activities	IHFA will evaluate the need for both training and technical assistance and continue to fund these programs to the extent allowed by the requirements of the funding source	X	X	X	X	X	Training is continuing.
	c. Continue providing HOPWA training and technical assistance	Improve technical assistance opportunities; increase training for service providers (see full Plan for specific items)	X	X				IHFA will examine after assume administration of HOPWA.
	d. Continue the statewide forum on grant applications sponsored by FSSA		X	X	X	X	X	Ongoing.
	e. Continue the technical assistance provided by the IN Technical Assistance Consortium	Evaluate the needs of CHDOs through feedback from training provided by the IN Technical Assistance Consortium	X	X	X	X	X	Ongoing.
	f. Explore working with the IN Grant Making Alliance to enhance their grant writing course, especially for Continuum of Care applicants	Learn about and educate the Committee on the Grant Making program, particularly how it might be used to enhance the technical assistance needed by Continuum of Care applicants	X					Continuum of Care Committee will consider implementing into regional training programs.

Exhibit II-1. Strategies and Action Matrix  
FY2000 Planning Process

Goals	Strategies	Action Items	2000	2001	2002	2003	2004	FY2001 Progress
VII. Continued.	g. Explore providing more direct training for ESG grantees	Evaluate if grantees require additional training and technical assistance and, if so, establish a training program based on those provided by other HUD programs	X					Considering holding a training session in fall 2001.
	h. Explore the creation of core operating fund for not-for-profits	Explore the feasibility of establishing a core operating fund for not-for-profit entities in the state the provide housing and community development services to the state's low income and special needs populations	X					Currently conducting a capacity building study for state's CD nonprofits. Goal of study is to develop a business plan and identify system resources of supporting nonprofits on a statewide level. Results will be available in 2001.
	i. Explore the creation of a training catalogue for potential grantees	Evaluate if there is a current comprehensive listing of the training and technical assistance opportunities available to localities. If not, consider establishing such an information source.	X	X	X			Deferred to 2002, 2003 until receive results from capacity building study.

**SECTION III.**  
**Housing & Community Development**  
**Activities**

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## SECTION III.

### Housing & Community Development Activities

During FY2000, the State of Indiana received a total of \$53 million in funding from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities. Of this funding, \$14 million in HOME funds and \$5 million in Community Development Block Grant (CDBG) funds (a total of \$19 million) were dedicated to affordable housing activities. Approximately \$32 million of Community Development Block Grant (CDBG) funds were used for a variety of housing and community development activities, ranging from water and sewer system improvements to construction of public facilities to planning grants. This section of the CAPER discusses how these funds were used.

#### 2000 Housing and Community Development Needs

The State's FY2000 Consolidated Plan presented findings from the community survey, regional public forums and secondary statistical research conducted during the Consolidated Planning process. In sum, these data showed the following housing and community development needs:

- The lack of quality, affordable rental housing was the top community concern identified in the regional forums. Inadequate transportation systems and daycare (for both children and elderly) were also top concerns, in addition to the availability of jobs that pay a livable wage and offer benefits.
- The special needs populations that were targeted in the community survey reported the same top community concerns, although their needs were more pronounced. For example, seventy-five percent of the community survey respondents – many of whom were disabled or elderly – said that the availability of housing in their communities was a major or minor concern. The same percentage said that transportation to and from their place of work was a major problem.
- Future growth in the State's population of elderly and youth should increase demand for rental housing, clustered single family housing and assisted living complexes – especially those units with some level of affordability.
- As employment in the service industry grows and the manufacturing sector contracts, the need for jobs paying livable wages and offering benefits is likely to increase. Such changes in the employment base, especially in smaller areas, will affect the need for affordable housing and potentially place increased demands on community services.

In general, the community development and housing challenges described above exist in both rural and urban counties throughout the State. However, counties in and surrounding the Indianapolis MSA tend to have higher incomes, lower unemployment rates, and in some cases, greater resources, and thus may be better positioned to manage these challenges, at least in the short term.

**Priority needs.** During each Consolidated Planning year, after the State's housing and community development needs have been identified, the Consolidated Plan Coordinating Committee participates in a one-day workshop with two broad goals: 1) To establish the upcoming program year's priority needs; and 2) to evaluate current programs for their ability to continue to meet the State's priority needs.

The Committee also develops guiding principles for the strategic planning process, which include:

- Focusing on the findings from citizen participation efforts (public forums, community surveys, public comments);
- Allocating program dollars to their best use, with the recognition that nonprofits and communities vary in their capacities and that some organizations will require more assistance and resources;
- Recognizing that the private market is a viable resource to assist the State in achieving its housing and community development goals;
- Emphasizing flexibility in funding allocations, and de-emphasizing geographic targeting;
- Maintaining local decision making and allowing communities to tailor programs to best fit their needs;
- Leveraging and recycling resources, wherever possible; and
- Understanding the broader context within which housing and community development actions are taken, particularly in deciding where to make housing and community development investments.

In the past, the responsibility for deciding how to allocate funds geographically has been at the agency level. The Committee has maintained this procedure for the FY2000-2005 period, with the understanding that the program administrators are the most knowledgeable about where the greatest needs for the funds are located. Furthermore, the Committee understands that since housing and community development needs are not equally distributed, a broad geographic allocation could result in funds being directed away from their best use.

The Committee has, however, determined broad guidelines for priority setting. The Committee maintains the relative priorities of 1) income (with the greatest emphasis on the lowest income groups, earning less than 30 percent of the area median income) and 2) special needs populations.

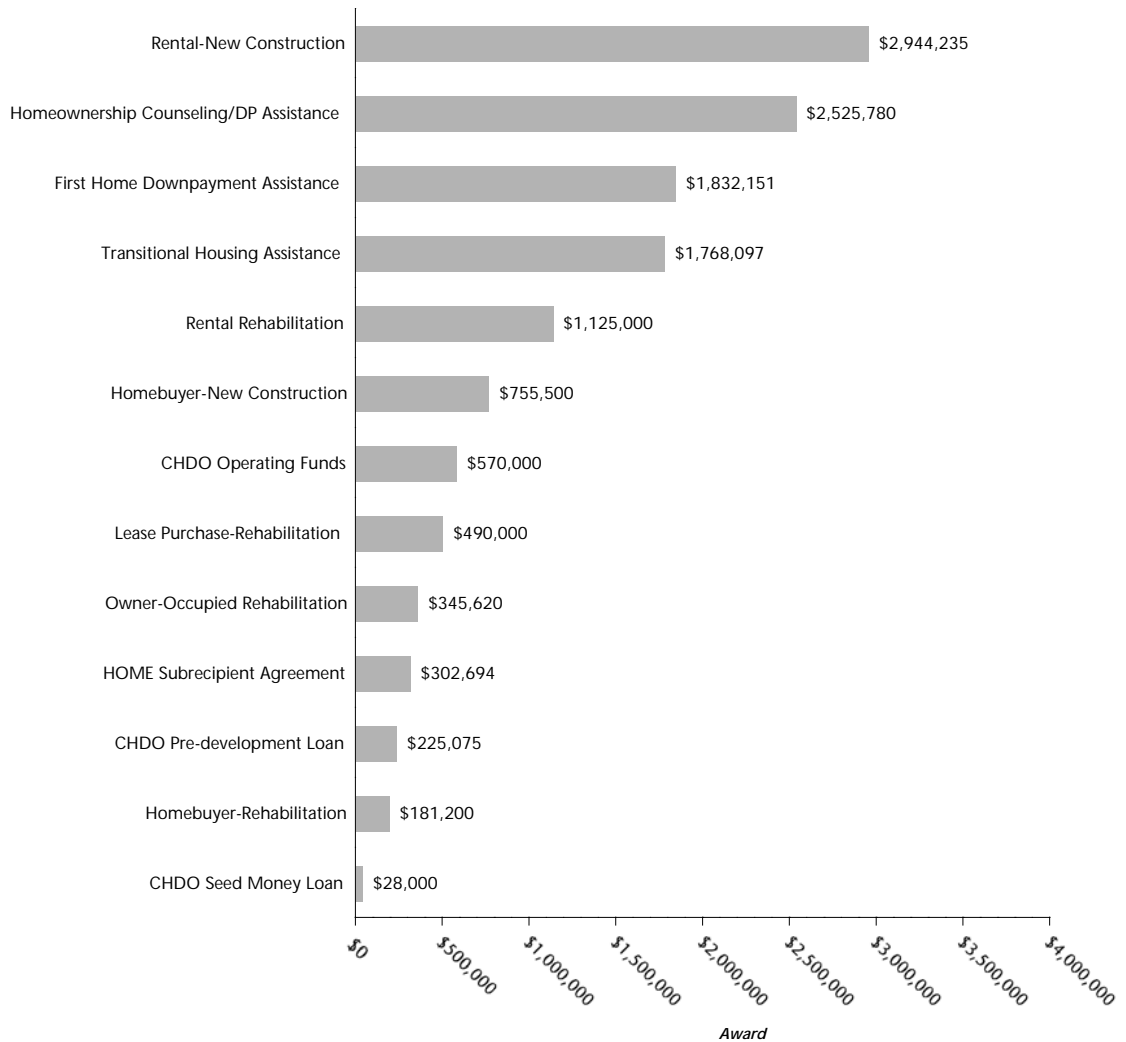
### **Use of HOME and CDBG Funds to Meet Identified Needs**

The State's housing and community development needs as determined for FY2000 are summarized above. These needs are largely addressed by CDBG and HOME funding, the allocation of which is discussed in this section. The State also engages in a number of activities that assist in addressing these needs; these activities are discussed throughout the CAPER.

CDBG funding is the largest part of the State's annual HUD funding, making up about 69 percent of the \$53 million received from HUD in program year 2000. HOME funds are the second largest source of housing and community development funding at about 27 percent of the total. Clearly, these funding sources play a very important role in meeting the State's priority needs.

Indiana Department of Commerce (IDOC) and Indiana Housing Finance Authority (IHFA) use CDBG and HOME funding to support a number of housing programs, which are discussed throughout this CAPER. Exhibits III-1 and III-2 show how the HOME and CDBG funds were distributed to program activities during program year 2000.

**Exhibit III-1.**  
**Allocation of HOME Program Funds, FY2000**



Source: Indiana Housing Finance Authority.

**Exhibit III-2.**  
**Allocation of CDBG Program Funds, FY2000**

<i>Activities</i>	<i>Award Amount</i>
Water and sewer improvements	\$16,336,717
Public facility improvements and development	\$4,500,184
Owner-occupied rehabilitation	\$3,157,500
Senior/disabled centers development	\$2,291,066
Emergency shelter assistance	\$1,296,759
Fire stations/equipment	\$1,268,145
Property acquisition	\$1,002,000
Child daycare centers	\$942,892
Historic preservation	\$915,000
Neighborhood revitalization	\$662,082
Rental rehabilitation	\$500,000
Housing infrastructure and planning	\$387,683
Planning grants	\$368,997
Education	\$49,000
<b>Total</b>	<b>\$33,678,025</b>

Source: Indiana Department of Commerce and Indiana Housing Finance Authority.

As shown above, the largest amount of funding was allocated to the greatest priority housing and community development needs in the State. For example:

- In many small cities and rural areas in the State, aging water and sewer systems pose serious health risks to area residents and can prevent economic development and growth. The State allocated \$16 million in CDBG funding during FY2000 to water and sewer infrastructure improvements, which can be very cost prohibitive to small cities.
- In addition, to ensure that small cities and rural areas can maintain the public services required for livable communities, \$4.5 million of CDBG dollars was allocated to the development and improving of public facilities.
- Owner-occupied rehabilitation received a total of \$6 million in CDBG funding, which preserves affordable housing stock by ensuring that homeowners can make necessary improvements to stay in their affordable homes. This is particularly important for elderly homeowners.
- Almost \$3 million in HOME funding was allocated to construction of affordable rental units. The need for affordable rentals is a recurring theme in the community forums conducted as part of the Consolidated Planning process.
- More than \$4 million HOME dollars were allocated to mitigate one of the biggest barriers to homeownership – coming up with an adequate downpayment.

- Transitional housing received \$1.8 million in HOME funds, which assists the worst case needs in the State.

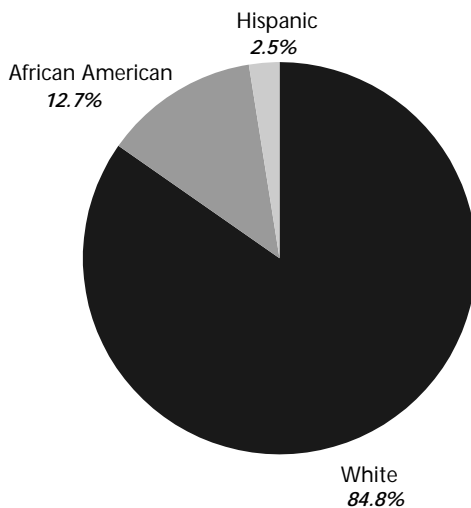
Exhibits III-21 through III-25, at the end of this section, list the CDBG housing and HOME grants awarded and closed during program year 2000. Detailed information on other CDBG grants is included in the IDIS reports.

**Program beneficiaries.** Detailed reports showing how CDBG housing funds and HOME dollars were allocated among race, income levels and special need are attached to this section.

**Race and special needs.** For each program year, IHFA compares the race, ethnicity and special needs of the proposed beneficiaries listed on grant applications with those of actual persons served. The following text and exhibits describe how the HOME, CDBG housing, and First Home programs benefited the State's population by race, ethnicity, and special need.

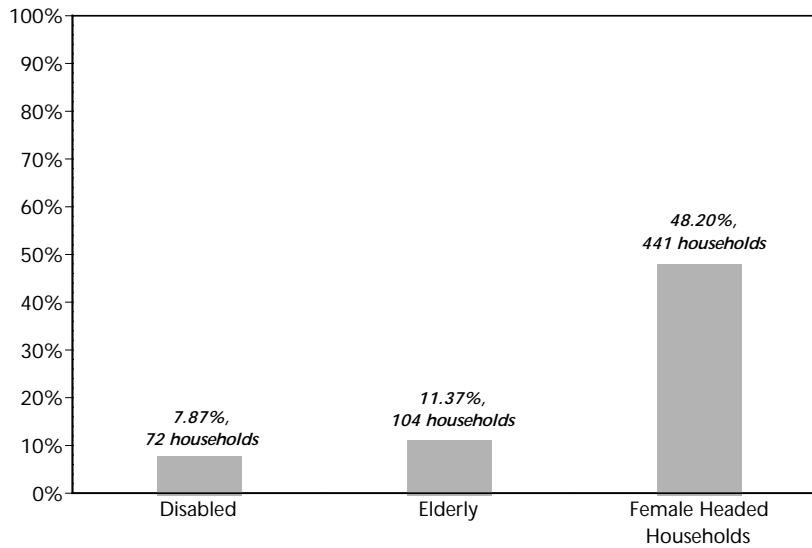
The racial distribution of the persons benefited through the HOME program as listed in the applications was 85.4 percent white, 13.3 percent African American, .94 percent Hispanic, .09 percent Asian and .21 percent Native American. As shown in Exhibit III-3 below, the beneficiaries of the HOME grants funded closely matched the racial distribution of those in the applications. The proposed beneficiaries with special needs as listed in the applications was 5.8 percent disabled, 10.6 percent elderly and 40.1 percent female headed households. As shown in Exhibit III-4, the actual beneficiaries with special needs exceeded this distribution evidencing IHFA's emphasis on serving persons with special needs.

**Exhibit III-3.**  
**HOME Beneficiaries by Race, FY2000**



Source: Indiana Housing Finance Authority.

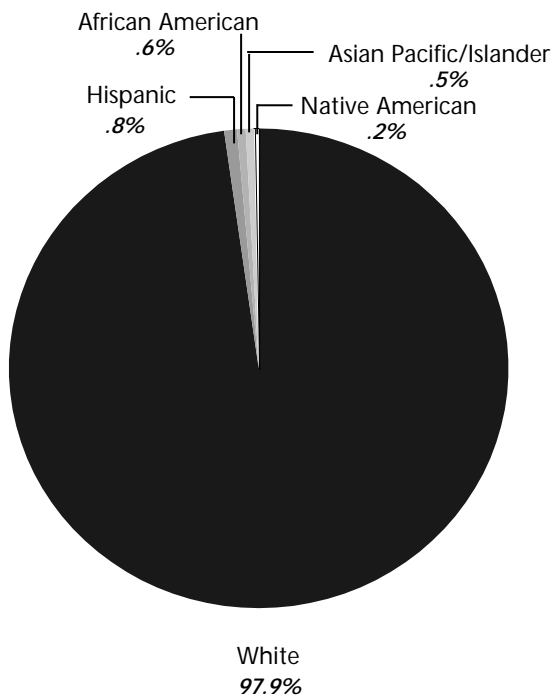
**Exhibit III-4.**  
**HOME Beneficiaries by Special Need, FY2000**



Source: Indiana Housing Finance Authority.

For CDBG housing grants, the applications showed a racial and ethnic distribution of 97 percent white, 1.6 percent African American, and less than one percent each for Hispanic, Asian, and Native American populations. As the following exhibit shows, the actual beneficiaries closely resembled the distribution on the applications.

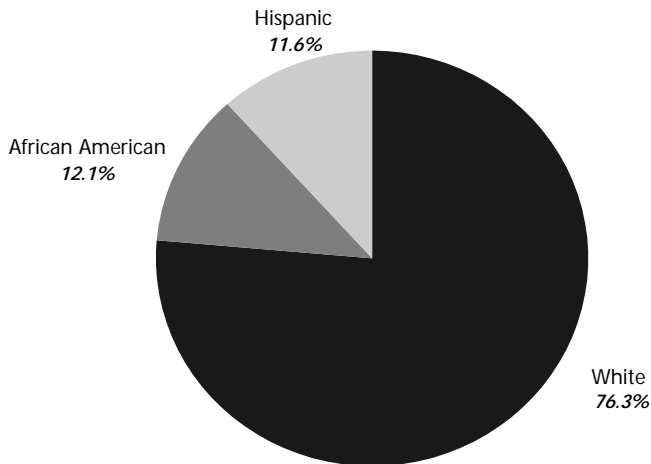
**Exhibit III-5.**  
**CDBG Beneficiaries by Race, FY 2000**



Source: Indiana Housing Finance Authority.

In addition, 13 percent of the CDBG grant beneficiaries were disabled, 15 percent were elderly, and 22 percent were female headed households. As Exhibit III-6 shows, the First Home program had the most diverse racial and ethnic distribution of beneficiaries.

**Exhibit III-6.**  
**First Home Beneficiaries by Race, FY 2000**



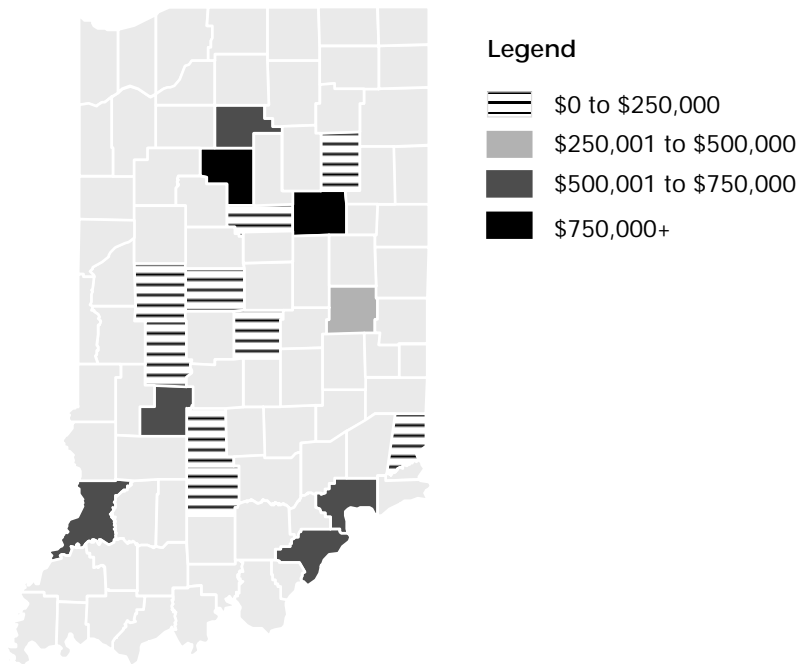
Source: Indiana Housing Finance Authority.

Exhibits III-26 through III-29 attached to this section show the comparison between the grant applicants and the grant beneficiaries in greater detail.

**Income levels.** A total of 3,593 persons were assisted and 1,477 units were created by CDBG housing, HOME, and First Home program dollars in FY2000. Sixteen percent of those assisted had extremely low incomes, 38 percent had very low incomes, 24 percent had low incomes, and 22 percent had moderate incomes. Exhibits III-30 through III-33, attached at the end of this section, show income levels assisted for the CDBG housing, HOME, and First Home programs.

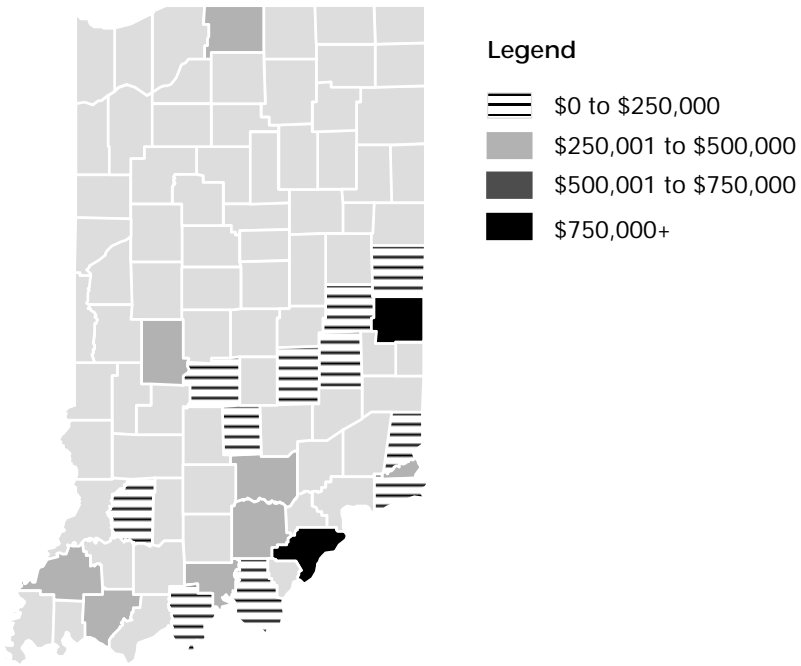
**Geographic distribution.** The following exhibits show the geographic distribution of HOME and CDBG funds for program year 2000.

**Exhibit III-7.**  
**Geographic Distribution of HOME Funds, FY2000**



Source: Indiana Housing Finance Authority.

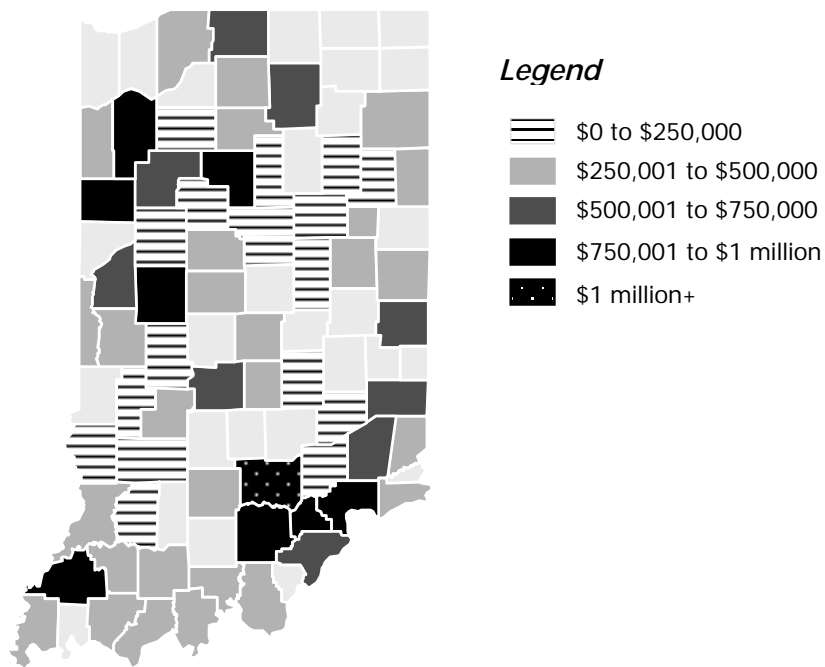
**Exhibit III-8.**  
**Distribution of CDBG Housing Funds, FY2000**



Source: Indiana Housing Finance Authority.



**Exhibit III-9.**  
**Geographic Distribution of CDBG Funds, FY2000**



Source: Indiana Department of Commerce.

## Affordable Housing Activities

This section describes how the State allocated its resources to affordable housing activities to assist low income renters and owners.

**Address worst case needs.** The term “worst case needs” is used to characterize those households whose housing needs are very serious. These households are usually renters, have extremely to very low incomes (i.e., less than 30 and 50 percent of the area median, respectively), pay more than half of their monthly income in rent and utilities, live in substandard housing and may reside in markets that make moving to better conditions prohibitive. Individuals with worst case needs are also likely to be members of special needs populations. These households are often the target of housing programs and require a higher investment of resources because of their needs. The following programs assisted such households during the FY2000 program year.

**First Home program.** IHFA’s First Home Program offers below market interest rate mortgages to first time low and moderate income buyers. Income eligible households may also access up to either a \$2,500 or \$5,000 forgivable loan to be used toward their downpayment. IHFA bundles funding from tax-exempt bond proceeds, HOME, HOME program income, private grants and rural development grants to provide the low interest loans.

In program year 2000, 43 percent of the loans went to very low income households (earning less than 50 percent of area median income). Twenty-eight percent of the loans went to single parent households. Finally, 11 percent of loan recipients were African-American and 7 percent were Hispanic.

**Grants for rental construction and rehabilitation.** During program year 2000, IHFA dedicated more than \$6.3 million in rental new construction and rehabilitation through HOME funds and Rental Housing Tax Credits (RHTCs). These funds will be used by housing development organizations to produce an estimated 295 units of affordable rental and transitional housing. These awards are listed by the recipient in Exhibit III-10 below.

**Exhibit III-10.**

**Rental New Construction and Rehabilitation**

Organization	Activity	Units Created (est.)	Award Date	Award Amount
Knox County Rural Housing Finance Corporation	Rental - New Construction	15	11/16/2000	\$600,000
Walkerton	Rental Rehabilitation	30	7/27/2000	\$500,000
YWCA of St. Joseph County	Transitional Housing - New Construction	20	11/16/2000	\$500,000
Housing Partnerships, Inc.	Rental - New Construction	12	11/16/2000	\$495,485
United Caring Shelters, Inc.	Transitional Housing - Rehabilitation	11	11/16/2000	\$385,000
Rising Sun and Ohio County Senior Citizens Housing, Inc.	Rental Rehabilitation	40	3/22/2001	\$380,000
Dale Community Apartments, Inc.	Rental Rehabilitation	39	3/22/2001	\$365,000
The Affordable Housing Corporation of Marion, Indiana	Rental - New Construction	8	11/16/2000	\$336,840
The Affordable Housing Corporation of Marion, Indiana	Rental - New Construction	11	5/17/2001	\$300,000
Hoosier Uplands Economic Development Corporation	Rental - New Construction	7	5/17/2001	\$300,000
Michigan City Housing Authority	Transitional Housing - Rehabilitation	6	11/16/2000	\$236,000
Community Action Program, Inc. of Evansville and Vanderburgh County	Rental - New Construction	14	5/17/2001	\$225,000
Mennonite Disabilities Committee, Inc.	Rental - New Construction	6	7/27/2000	\$224,210
Hoosier Uplands Economic Development Corporation	Rental - New Construction	6	8/24/2000	\$187,000
Pulaski Health Foundation, Inc.	Rental - New Construction	15	8/24/2000	\$175,700
Hoosier Uplands Economic Development Corporation	Rental Rehabilitation	4	11/16/2000	\$160,000
Knox Co. Task Force Against Domestic Violence, Inc.	Transitional Housing - New Construction	4	7/27/2000	\$160,000
Independent Residential Living of Central Indiana, Inc.	Rental Rehabilitation	4	7/27/2000	\$140,000
Housing Opportunities, Inc.	Transitional Housing - Rehabilitation	8	7/27/2000	\$132,390
Genesis Outreach, Inc.	Transitional Housing - Rehabilitation	5	3/22/2001	\$119,300
Area IV Development, Inc.	Rental - New Construction	20	8/24/2000	\$100,000
Human Services, Inc.	Transitional Housing - Rehabilitation	3	7/27/2000	\$100,000
EARN, Inc.	Rental Rehabilitation	2	7/27/2000	\$80,000
Twin Oaks Housing Corporation	Transitional Housing - Rehabilitation	2	3/22/2001	\$80,000
Mental Health Association in Indiana, Inc.	Transitional Housing - Rehabilitation	3	7/27/2000	\$55,407
<b>Total</b>		<b>295</b>		<b>\$6,337,332</b>

Source: Indiana Housing Finance Authority.

**Rental Housing Tax Credits.** During program year 2000, almost 1.3 million HOME dollars were used to support development receiving for construction of affordable rental units. Exhibit III-11 lists developments using RHTCs only (these developments are also included Exhibit III-10).

**Exhibit III-11.**

**Rental Housing Tax Credit Projects**

Grantee	Award Date	Units Created (est.)	Award Amount
Hoosier Uplands Economic Development Corporation	5/17/2001	7	\$300,000
The Affordable Housing Corporation of Marion, Indiana	5/17/2001	11	\$300,000
Community Action Program, Inc. of Evansville and Vanderburgh County	5/17/2001	14	\$225,000
Hoosier Uplands Economic Development Corporation	8/24/2000	6	\$187,000
Pulaski Health Foundation, Inc.	8/24/2000	15	\$175,700
Area IV Development, Inc.	8/24/2000	20	\$100,000
<b>Total</b>			<b>\$1,287,700</b>

Source: Indiana Housing Finance Authority.

**CHDO grants.** IHFA also provides funding to Certified Housing Development Organizations (CHDO) for new construction and rehabilitation for homebuyers. Almost \$1 million in such grants were made in FY2000.

**Predevelopment activities.** CHDOs play a significant role in providing affordable housing to the State's citizens with the greatest needs. One of the ongoing challenges for CHDOs is finding funding for project specific predevelopment activities. IHFA recognizes this need and has continued to fund predevelopment loans to CHDOs. During the 2000 program year, IHFA provided more than \$225,000 in predevelopment loans to CHDOs. IHFA also provided a seed money loan of \$28,000 to a CHDO during the program year.

A solid development plan is an integral part of successful affordable housing development. Housing needs assessments and feasibility studies help developers determine housing demand (type of housing, rent levels, etc.) and test the likelihood of success of proposed developments. During the 2000 program year, IHFA provided \$115,000 in planning grants to units of local government to complete planning and feasibility studies.

**Additional funding.** During FY2000, IHFA declared that \$1.6 million of the Authority's dividend (earned from general administrative and investment funds) be distributed to the Low Income Housing Trust Fund and Homeownership Downpayment Assistance Fund. IHFA allocated \$500,000 to the Downpayment Assistance Fund and \$1.1 million to the Housing Trust Fund. The Trust Fund program funds rehabilitation and new construction for worst case needs such as emergency shelters, transitional housing and migrant seasonal farmworker housing, in addition to affordable single and rental housing and downpayment assistance. IHFA has allocated a portion of these funds to such purposes in past years, although this is not a guaranteed annual allocation.

**Special needs preferences.** Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulty paying for adequate housing and often require enhanced community services. Special needs populations are more likely than the general population to be underserved by the private market because their housing can be more costly to develop (e.g., units may need to be wheelchair accessible, residents may require on-site services) and information about the housing demand of special populations and their housing preferences is often not readily available. As such, housing subsidies can be very important to ensure affordable, quality housing for special needs populations.

Recognizing this need, IHFA continues to give additional scoring points on grant applications to developments that agree to target and give housing preferences to 10 percent or more of the units for any combination of the following list of special needs populations:

- Persons who are homeless or living in transitional housing;
- Persons with disabilities;
- Persons with mental illness;
- Single parent households;
- Female headed households;
- Elderly; and
- Migrant/seasonal agricultural workers.

IHFA also gives added points to projects with accessibility features and design of the structure(s) in the development that go above and beyond the requirements of the Fair Housing Act of 1968 as Amended and Section 504 of the Rehabilitation Act of 1973 at no additional cost to the tenant.

During program year 2000, IHFA made a total of 70 awards (funded by HOME and CDBG) to developers who agreed to target and give housing preferences to special needs populations. The following exhibit shows the percentage of grantees that agreed to target, by the special needs population category. For example, of all of the awards granted, 53 percent of grantees agreed to target elderly in their housing developments. Although special needs groups often overlap, for reporting purposes each of the special needs populations is treated independently as some developments agree to target more than one special needs category.

***Exhibit III-12.***  
***Special Needs Populations Targeting, Program Year 2000***

<i>Population</i>	<i>Percentage</i>
Female-Headed HH	62%
Single Parent HH	54%
Elderly	53%
Physically Disabled	53%
Developmentally Disabled	32%
Homeless Families	23%
Homeless Women	16%
Homeless Men	13%
Mentally Ill	11%
Migrant/Seasonal Farmworkers	4%

Note: Percentages do not add to 100 percent because many developers agreed to target more than one special needs category.

Source: Indiana Housing Finance Authority.

IHFA gives points to those entities that are willing to give preference to or target individuals with physical or mental disabilities. IDOC encourages the use of CDBG funds for infrastructure assistance in affordable housing developments targeting special needs populations.

Finally, the State agencies represented on the Consolidated Plan Coordinating Committee will continue to provide technical assistance to nonprofit organizations to develop housing and support services for special needs groups, by using internal staff resources and funding external technical assistance programs.

***Special needs policy development.*** A member of IHFA recently joined the Mental Illness Advisory Committee (MIAC). MIAC acts in an advisory capacity to the Division of Mental Health and the Mental Health Advisory Council on matters related to individuals with a serious mental illness. The committee is committed to assisting a vulnerable population to meet their needs and develop their potential without being unnecessarily isolated or excluded from the community. Members of MIAC are from a wide variety of arenas including housing, law enforcement, health care and social services.

Additionally, a few of the members are consumer advocates whose children have various mental disabilities.

Recently, the MIAC submitted ideas to the Indiana Legislature about how to allocate \$1.2 million in block grant funding received by the State to strengthen mental health services. Several ideas were proposed, including:

- Expansion of enrollment in the Hoosier Assurance Plan for treatment;
- Training of Providers in Assertive Community Treatment (ACT);
- Establishment of an additional Homeless Outreach Team for adults;
- Development and implementation of a Critical Incident Training model on mental health services for local emergency/law enforcement personnel for children/adults;
- Funding support for the third annual Cultural Competency Conference for Behavioral Health to be held in June 2002; and
- Involvement with the state coalition on aging and development of an approach to expand mental health services to older adults, especially women, by enhancing and establishing new coalitions.

In addition, the committee is assisting with a transition plan for the closing of the Muscatatuck State facility. MIAC is offering ways to help the transition be a smooth one for patients, service providers and patients' family members.

**Address obstacles to meet underserved needs.** During program year 2000, IHFA was involved in a variety of activities that helped mitigate the obstacles encountered by households with underserved needs. These activities ranged from increasing the opportunities for housing large families to homeownership education, counseling and downpayment assistance.

***Housing for large families.*** Large families are often overlooked in housing policy, and affordable units with more than three bedrooms are very difficult to find in most areas. There are a number of market factors associated with this problem. The development of affordable housing units (even small ones) can require large subsidies. To keep unit costs affordable, developers often build smaller units in dense developments, which fail to serve the needs of large families.

One of IHFA's goals has been to encourage the development of affordable housing for large families. In 2000, IHFA created a separate subsidy category for larger units. Three or more bedroom units will now have a maximum subsidy of \$50,000. IHFA's intent of the larger unit subsidy is to provide additional support for development of these units that accommodate large families in need.

IHFA also assists large families through its First Home program, which provides below market interest rate loans and downpayment assistance to first time low and moderate income homebuyers. During the 2000 program year, approximately 10 percent of the number of First Home loans made went to households with more than four household members.

**Homeownership education.** One of the barriers to achieving homeownership is a lack of understanding about the financial requirements of purchasing a home and the resources available to assist certain populations with homeownership. IHFA is actively involved in a number of activities to better educate the public about homeownership requirements and opportunities.

During 2000, the Indiana Association of Community Economic Development (IACED) was awarded a subrecipient award of \$113,000 to conduct activities aimed at building and strengthening Regional Homeownership Education Networks. IACED is a statewide nonprofit member organization, founded in 1986 that serves and represents community-based development organizations working on behalf of disadvantaged populations in Indiana. The organization's mission is to facilitate community economic development in rural, small city and urban areas so that all citizens of Indiana communities will have access to opportunity for growth and development.

As an administrative subrecipient, IACED will work on behalf of IHFA to complete the following:

- Convene regional homeownership education networks. Homeownership education programs are a critical part of increasing the number of people who are successful in purchasing and remaining in a home over the long term. The establishment of regional networks will further strengthen homeownership education programs offered to low-to-moderate income individuals. IACED will work to develop and adopt education program standards, identify training certifications of homeowner educators, develop regional homeownership education plans and provide input to IHFA staff as they continue to develop homeownership education policies and funding mechanisms;
- Coordinate homeownership training. Once IACED has identified training certification programs for homeowner educators, they will coordinate and conduct training courses in both 2002 and 2003; and
- Disseminate homeownership education materials. The availability of reference and resource materials is essential in moving a program from concept to implementation. IACED will serve as a repository and distributor of materials that are generated by the homeownership education networks.

During the National Homeownership Week in 2000, IHFA created paid advertisements for cable, print and radio that ran in three communities with underserved homeownership. The goal of the advertisements was to expand homeownership in these three areas. During Homeownership Week in 2001, IHFA purchased billboard advertisements in Evansville, Bloomington and the South Bend/Elkhart areas. A number of these billboards were in Spanish.

During the program year, IHFA attended more than a dozen conventions, trade shows and homeownership fairs around the State to get the word out about IHFA's various programs. These events raise awareness of IHFA's programs, provide an excellent opportunity for networking with participants in the affordable housing community and increase the number of people applying for IHFA's programs.

Since 1997, IHFA has partnered with Cinergy/PSI to provide funding to the Southern Indiana Rural Development Project, Inc. (SIRDP) to create *Live the Dream...Own a Home* curriculum, a homeownership education program. Since the program was created, approximately 200 classes have been held and approximately 3,225 people have participated in the program (approximately 90 percent are low income). An estimated 407 people who have attended the program have purchased a home. At the March 2000 IHFA Board Meeting, IHFA awarded a HOME subrecipient grant to SIRDP to fund the following activities:

- Print and distribute additional trainer and participant manuals (SIRDP provides the manuals to counseling organizations free of charge);
- Survey homeownership counseling organizations and clients to determine ways in which the classes could be improved and to track the course's effect on homeownership;
- Redesign and update the manual per recommendations from trainers and others; and
- Conduct training courses for potential class coordinators.

During 2000, IHFA amended its scoring criteria for the Housing from Shelters to Homeownership program to add points for using the *Live the Dream* curriculum.

Finally, IHFA staff work with Consumer Credit Counseling six times a year to promote IHFA programs and assist with educating the public about the home buying process.

***Homeownership counseling/downpayment assistance.*** The downpayment required to purchase a home is an obstacle that many households have trouble overcoming. During 2000, IHFA provided a total of \$2.5 million in HOME funds to support housing counseling and downpayment assistance programs that assist households with attaining homeownership.

**Foster and maintain affordable housing.** During program year 1998, IHFA became a Participating Administrative Entity (PAE) for HUD's Mark-to-Market program. During 1999, IHFA closed the first and second full debt restructuring in the country (the Meadowood property in Jasper, Indiana). Debt restructuring requires IHFA to review owner eligibility; obtain public comments from tenants and community groups; collect and review market and financial data; evaluate any rehabilitation needs to ensure that the funds are available to complete the needed rehabilitation; determine the size and structure of the new modified loan; work with owners on closing; and distribute closing documents.

During 2000, IHFA managed a total of 14 assets assigned by Office of Multifamily Housing Assistance Restructuring (OMHAR). These properties and a brief overview of their status are listed in the following exhibit.

**Exhibit III-13.**  
**PAE Activities**

<i>Property Name</i>	<i>Type of Deal</i>	<i>Date Received</i>	<i>Status</i>
Meadowood	Full	12/9/1999	Closed
Rushville Commons	Full	8/23/1999	Closed
Lawrenceburg Village	Full	2/17/2000	Closed, new owner withdrew from program
Cass Plaza	Full	6/1/2000	Closed, owner accepted reduced rents
East Central Towers	Full	5/5/2000	Pending OMHAR decision; rents will likely be reduced
Retired Tigers	Lite	3/5/2000	Closed, rents have been reduced
Fountain Place Apartments	Rent Comp	9/11/2000	Closed, rents reduced as approved
Haborside Housing	Lite	4/14/2000	Closed, OMHAR has agreed with recommendation that rents are below market and will move out of program
Edsall House	Lite	9/20/1999	Closed
Presidential Estates	Lite	9/20/1999	Closed
Miami Hills	Full	8/23/1999	OMHAR has agreed with recommendation that the rents are below market and will move out of program
Camelot Court of Linton	Rent Comp	6/7/2000	Closed
Grandview Manor South	Rent Comp	3/23/2000	Closed
Blue Ridge Terrace	Lite	11/17/1999	Closed
Princeton Manor Apartments	Full	6/04/2001	Under process; first tenant meeting scheduled
Swiss Meadows Apartments	Full	6/13/2001	Under process; owner meeting complete
The Meadows Apartments	Full	6/13/2001	Under process; owner meeting complete

Source: Indiana Housing Finance Authority.

IHFA has continued to process assets and work with OMHAR to meet the objectives of restructuring rental properties and maintaining affordable housing for the State of Indiana. In March 2001, IHFA entered into a contract with Heskin Signet Partners, a private company, as a teaming partner. Since that time, final processing and decisions have been made on Cass Apartments, Lawrenceburg, Miami Hills and Harborside; a final recommendation on East Central Towers is pending in OMHAR. Under the guidance of IHFA, Heskin Signet Partners has been effective in reaching an initial conclusion on feasibility of action and the possibilities for restructuring.



During program year 1998, IHFA submitted an application to HUD to become a Section 8 Contract Administrator. During 1999, IHFA was awarded the contract. IHFA, in partnership with the Quadel Consulting Corporation, is reaching the conclusion of its first year of contract administration under the Section 8 program. There are approximately 392 contracts currently being administered by Indiana Quadel (INQ), the Indiana based for-profit subsidiary of Quadel Consulting. There have been few problems and relationships with owners, and property managers have been successful in meeting or exceeding HUD's expectations and requirements of performance based contract administrators.

**Eliminate barriers to affordable housing.** For low income households, there can be numerous barriers to finding affordable housing. Barriers to homeownership include a lack of resources for a downpayment, earnings that are too low to support a conventional mortgage payment and lack of education about homeownership, particularly financing. Barriers to finding safe and decent affordable rental housing include low earnings, tight rental markets, need for housing near transit, need for larger units and need for other special accommodations.

During program year 2000, IHFA offered many programs that help to eliminate barriers to affordable housing. These programs are described throughout this section.

***First Home program.*** IHFA's First Home program provides below market interest rate mortgages and downpayment assistance to first time low and moderate income homebuyers. This program addresses the two biggest barriers to achieving affordable homeownership: finding funds for a downpayment and being able to afford a monthly mortgage payment. More than \$39 million of HOME awards, bond proceeds and other grant monies were dedicated to the First Home program during the 2000 program year.

***Homeownership counseling/downpayment assistance.*** During program year 2000, IHFA used HOME funding to provide grants to eight organizations that provide homeownership counseling and downpayment assistance. These organizations provide a variety of services related to achieving homeownership – from education about mortgage loans and personal credit to downpayment assistance for low income households. More than \$2.5 million in funds were allocated to this purpose. The organizations receiving funding are shown in Exhibit III-14.

**Exhibit III-14.**  
**Homeownership Counseling and Downpayment Assistance**

<i>Contact</i>	<i>Award Date</i>	<i>Primary County</i>	<i>Individuals Assisted (est.)</i>	<i>Award amount</i>
Ohio Valley Opportunities, Inc.	11/16/2000	Jefferson	140	\$500,000
Pathfinder Services, Inc.	7/27/2000	Huntington	360	\$500,000
New Hope Services, Inc.	7/27/2000	Clark	100	\$459,500
Haven House Services, Inc.	3/22/2001	Clark	180	\$300,000
HOPE of Evansville, Inc.	3/22/2001	Vanderburgh	300	\$300,000
Southeastern Indiana Community Preservation & Development Corp.	7/27/2000	Ripley	30	\$300,000
Ohio County	3/22/2001	Ohio	70	\$135,000
Housing Opportunities, Inc.	3/22/2001	Porter	10	\$31,280
<b>Total</b>			<b>\$1,190</b>	<b>\$2,525,780</b>

Source: Indiana Housing Finance Authority.

In addition, during the application revision process in 2000, IHFA decreased the downpayment assistance amounts from \$10,000 to \$5,000 per unit for households with incomes below 50 percent of area median income and \$2,500 for households with incomes below 80 percent of area median income. This policy change was made to increase the number of persons served by the program and to be consistent with the First Home program.

**Individual Development Accounts.** IDOC funds a program that can provide up to \$600 in matching funds for Indiana residents saving for homeownership (among other eligible activities). The Individual Development Account (IDA) program, which was started in 1997 and reauthorized in 2001, will continue serving low income eligible households in the State. This program is discussed in greater detail in the Community Development section below.

**Reduce lead-based paint hazards.** Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. It is estimated that about 70 percent of the State's housing stock, or 1.8 million housing units, may have some lead-based paint. About 500,000 units, or 20 percent of the housing stock, were built before 1940 and, as such, are likely to have lead-based paint.

In September 2000, HUD adopted new requirements for lead evaluation of rental properties that are HUD owned or are project-based rental assistance units and for new applicants of mortgage insurance. In general, the regulations require the testing and repair of all of the properties acquired or rehabilitated through federal programs.

***Lead-based paint activities.*** During 2000, the State undertook a number of activities to educate grantees about the new lead based paint regulations that took effect on September 15, 2000. These activities included:

- In January 2001, the Family and Social Services Administration (FSSA) and IHFA held a training session about these new regulations for community action program agencies and public housing authorities. The goal of the training was to ensure that the organizations affected by the new regulations and guidelines would operate under the same interpretation of the new requirements.
- In September 2000, IHFA sent a notice to all HOME and CDBG grantees about the new lead-based paint requirements, including IHFA's revised lead-based paint chapter.
- IHFA updated requirements to reflect the new regulations. These included:
  - The distribution of a third lead-based paint brochure to beneficiaries of HOME and CDBG assistance;
  - A pre-construction conference to be conducted on any project that will be involved in the disturbance of lead-based paint;
  - Ten percent of the total contract cost be held as retainage until a clearance test is performed and results fall within the acceptable range; and
  - A lead form that must be completed and submitted along with the HUD Homeownership Assistance/Rental Housing Project Set-up Form. Additionally, the Lead Based Paint Form must be included with the final draw request on each property address.
- IHFA worked with HUD to clarify how the new regulations would affect homebuyer rehabilitation developments undertaken by nonprofits. IHFA issued a memorandum to grantees to clarify how the regulations affect single family homebuyer projects.
- IHFA sponsored a number of training courses to increase the number of trained and certified lead-based paint risk assessors and abatement technicians. These courses included: regional inspector/risk assessor training; regional abatement supervisor courses; regional lead maintenance trainer courses; and a lead-based paint risk assessor technical assistance workshop. Other classes were also held, including regional regulatory training for lenders and realtors (single family); lead-based paint implementation training; and lead-based paint regulatory training.

- IHFA awarded \$9,000 to the Environmental Management Institute (EMI) to conduct a lead-safe housing conference in Indiana. EMI serves as project facilitator for the Improving Kids' Environment Lead Poisoning Prevention Task Force. The Task Force was established in September 1999. Its purpose is to advance lead poisoning prevention issues in Indiana by bringing together a diverse group of individuals including health departments, housing authorities, landlords, and risk inspectors. The Indiana State Department of Health, Indiana Department of Environmental Management and IHFA are all active participants in the Task Force. EMI proposes to ensure that organizations, especially housing authorities and health departments, that are affected by HUD's new lead rule, understand their responsibilities and develop strategies to comply with the new rule. Specific goals include the following:
  - Offering a one-day statewide Lead-Safe Indiana conference targeted at health departments, housing authorities and lead risk assessors;
  - Holding quarterly Task Force meetings to discuss poisoning prevention efforts consistent with the HUD lead regulations;
  - Communicating with housing authorities via e-mail or fax notices to raise awareness of responsibilities under the new HUD rule; and
  - Meeting with organizations throughout Indiana to explain lead requirements and assist in the development of successful compliance strategies.

***Lead regulations transition plan.*** Because the State did not have an adequate number of trained and certified lead-based paint sampling technicians, inspectors, risk assessors and abatement workers and supervisors, the State requested and received a six-month extension of application of the new lead rule. As part of the request for extension, the State drafted a transition plan to build the capacity of the needed workforce. The transition plan estimated workforce needs and contained the following plan to meet those needs:

- ***Inspection and risk assessment.*** The State will need a total of 125 lead-based paint inspectors and risk assessors. At the time the new regulations were to take effect, there were 86 persons that had been certified by IDEM. In late summer and fall 2000, IHFA, in conjunction with the Indiana Association for Community Economic Development (IACED), sponsored risk assessor training. IHFA worked with IDEM to expedite the licensing of the risk assessors. Only one company in the State is accredited to conduct the lead licensing programs, Environmental Management Institute (EMI). EMI conducted risk assessor courses in February and April 2001.

- ***Interim controls.*** The State will need 400 trained workers for project-based assistance, tenant-based assistance and public housing and 200 trained workers for rehabilitation assistance and acquisition, leasing, support services or operation. At the time the new regulations were to take effect, the State had 44 trained supervisors to supervise unlicensed contractors and only five trained maintenance workers for interim controls. IHFA, in conjunction with IACED, held train the trainer courses during fall and winter 2000. IHFA staff attended the train the trainer course so that they can also train workers. Additionally, those participants in the *Train the Trainer* course should be able to train workers in their area of the State in safe work practices. Thereby, the number of workers trained in safe work practices should continue to grow.
- ***Hazard abatement.*** The State will need 100 lead-based paint abatement workers. At the time the new regulations were to take effect, there were 44 persons that had been certified IDEM. In late summer and fall 2000, IHFA sponsored abatement supervisor training in conjunction with the IACED. IHFA worked with IDEM to expedite the licensing of the abatement supervisor. EMI conducted lead abatement supervisor training courses throughout 2001.
- ***Clearance.*** The State will need 125 clearance testers. At the time the new regulations were to take effect, there were 86 persons that had been certified by the IDEM. In late summer and fall 2000, IHFA in conjunction with the IACED, sponsored risk assessor/clearance training. IHFA worked with IDEM to expedite the licensing of the risk assessors. EMI conducted risk assessor courses in February and April 2001.
- ***Housing authorities.*** At the time the new regulations were to take effect, it appeared that many of the public housing authorities not only lacked capacity for carrying out the new lead rules, but also lacked the knowledge to carry out the program. In January 2001, IHFA partnered with the Division of Family Social Services Administration to conduct a training geared towards public housing authorities.

**Facilitate PHA participation.** The State has continued to communicate to Public Housing Authorities (PHA) throughout the State about the opportunities to become involved in the Consolidated Planning process. The Consolidated Plan Coordinating Committee distributes copies of executive summaries of each year's annual plan to all PHAs in the State. PHAs also receive notices of all opportunities for public participation in the Consolidated Planning process. PHAs have assisted the State with determining housing and community development needs by distributing citizen surveys to clients and participating in regional forums.

## Community Development Activities

The State's CDBG funds are used to support a variety of housing and community development activities. Exhibit III-15 shows the 1999 and 2000 allocations of CDBG funds to five different program areas (excluding administrative activities). The programs are described below.

### *Exhibit III-15.*

#### *Community Development Activities, Program Years 1999 and 2000*

<i>Program Area</i>	<i>1999</i>	<i>2000</i>
Community Focus Fund	\$26,095,141.10	\$27,411,849.00
Community Economic Development	\$1,823,729.35	\$1,310,000.00
Technical Assistance	\$161,645.55	\$365,999.91
Planning	\$1,369,377.00	\$1,326,310.00
Housing Activities	\$6,271,747.00	\$5,428,581.09
Administrative	\$762,360.00	\$766,260.00

Source: Indiana Department of Commerce.

**Community Focus Fund.** Community Focus Fund (CFF) grants are awarded to assist Indiana communities with local infrastructure improvements, public facilities developments, housing-related infrastructure development, and related community development projects. Grant applications are given points for the project's ability to serve low and moderate income persons and mitigate community distress, and the financial impact and local need for the project. A total of 69 CFF grants were awarded in program year 2000, totaling more than \$27 million.

**Community Economic Development Fund.** The Community Economic Development Fund (CEDF) provides funding for economic development activities. Eligible activities include:

- Construction of infrastructure (public and private) in support of economic development projects;
- Loans or grants for the purchase of manufacturing equipment, real property or structures, rehabilitation of facilities, purchase and installation of pollution control equipment, mitigation of environmental problems via capital asset purchases; and
- Grants to applicants for job-training costs for low and moderate income persons as a limited clientele activity.

Projects are evaluated on the following criteria:

- Importance of the project to Indiana's economic development goals;
- Number and quality of new jobs to be created;
- Economic needs of the affected community;

- Economic feasibility of the project and the financial need of the affected firm, and the availability of private resources; and
- The level of private sector investment in the project.

During program year 2000, \$1.3 million in CDBG funds were allocated to CEDF activities.

**Technical assistance.** Indiana annually sets aside one percent of its allocation for technical assistance activities. The Technical Assistance program is designed to provide, through direct IDOC staff resources or by contract, training and technical assistance to units of local government, nonprofit and for-profit entities relative to community and economic development initiatives, activities and associated project management requirements. During the 2000 program year, \$366,000 of the CDBG grant was allocated to technical assistance.

**Planning grants.** In 2000, \$1.3 million of CDBG grant monies funded 36 planning grants. Planning grants are available to units of local government to carry out project-specific planning activities that assist the community in meeting its community development needs.

**Housing activities.** IDOC annually allocates \$5 million of CDBG funding to IHFA for housing activities including rehabilitation of owner occupied and rental units, transitional housing, and emergency shelters and planning activities.

**Economic Development Activities.** CDBG funds were used to support a number of economic development activities during program year 2000, including job training and workforce development, supplemental savings accounts (used for education and housing downpayments), and neighborhood revitalization activities. In addition, IDOC created two new programs in 2000 that will be implemented in 2001: a brownfields initiative and a basic skills training program.

**Job creation, training and development.** The State was involved in a variety of activities during program year 2000 related to job creation, training and workforce development.

**CEDF program activities.** The Indiana Department of Commerce's FY 1999 and FY 2000 method of distribution for CDBG funds included an allocation of \$3,000,000 to the IDOC's CEDF. The goal and emphasis of such funding is the creation of employment opportunities for low and moderate income persons. Such eligible activities include grants to units of local government for providing assistance for public infrastructure improvements and job training activities related to specific local development projects. To date, the IDOC has used the CEDF funding to provide infrastructure improvements to new and expanding industries that are creating new employment opportunities for low and moderate income persons statewide.

The CEDF Program will have a sub-program entitled the Industrial Development Infrastructure Program (IDIP). IDOC will give priority for CEDF-IDIP funding to construction of off-site and on-site infrastructure projects in support of low and moderate income employment opportunities.

Regulations for the programs include the following:

- The assistance must be reasonable in relation to the expected number of jobs to be created or retained by the benefiting business(es) within 12 months following the date of substantial completion of project construction activities. Before CDBG assistance will be provided for such an activity, the applicant, a unit of general local government, must develop an assessment, which identifies the businesses located or expected to locate in the area to be served by the improvement. The assessment must include for each identified business a projection of the number of jobs to be created or retained as a result of the public improvements.
- The IDOC will conform to the provisions of 24 CFR 570.482(f) for purposes of determining standards for public benefit and meeting the national objective of low and moderate income job creation or retention. All jobs will be created or retained as a result of the public improvement, financial assistance, and/or job training by the business(es) identified in the job creation/retention assessment above. The investment of CDBG funds in any economic development project shall not exceed an amount of \$35,000 per job created; at least 51 percent of all such jobs, during the project period, shall be given to, or made available to, low and moderate income persons.
- Projects will be evaluated on the amount of private investment to be made, the number of jobs for low and moderate income persons to be created or retained, the cost of the public improvement and/or job training to be provided, the ability of the community (and, if appropriate, the assisted company) to contribute to the costs of the project and the relative economic distress of the community. Actual grant amounts are negotiated on a case by case basis and the amount of assistance will be dependent upon the number of new full-time permanent jobs to be created and other factors described above. Construction and other temporary jobs may not be included. Part-time jobs are ineligible in the calculating equivalents. Grants made on the basis of job retention will require documentation that the jobs will be lost without such CDBG assistance and a minimum of 51 percent of the beneficiaries are of low and moderate income.
- Pursuant to Section 105(e)(2) of the Federal Act as amended, and 24 CFR 570.209 of related HUD regulations, CDBG-CEDF funds allocated for direct grants or loans to for-profit enterprises must meet the following tests:
  - Project costs must be reasonable;
  - To the extent practicable, reasonable financial support has been committed for project activities from non-federal sources prior to disbursement of federal CDBG funds;
  - Any grant amounts provided for project activities do not substantially reduce the amount of non-federal financial support for the project;
  - Project activities are determined to be financially feasible;



- Project-related return on investment are determined to be reasonable under current market conditions; and
- Disbursement of CDBG funds on the project will be on an appropriate level relative to other sources and amounts of project funding.
- A need (financial gap), which is not directly available through other means of private financing, should be documented in order to qualify for such assistance; the IDOC will verify this need based upon historical and/or pro-forma projected financial information provided by the for-profit company to be assisted. Applications for loans based upon job retention must document that such jobs would be lost without CDBG assistance. A minimum of 51 percent of beneficiaries are of low and moderate income, or the recipient for-profit entity agrees that for all new hires, at least 51 percent of such employment opportunities will be given to, or made available to, persons of low and moderate income. All such job retention/hiring performance must be documented by the applicant/grantee, and the IDOC reserves the right to track job levels for an additional two years after administrative closeout.

During 2000, two grants were awarded to the Industrial Infrastructure Investments Program (IDIP). A project in Connersville created 49 new jobs, with 31 going to low and moderate income individuals. Knox County did not create any new jobs during 2000.

**Infrastructure improvements.** In addition, the IDOC has \$4 million appropriated each year of the current biennium (\$8 million total) for infrastructure improvements in support of economic development activities that do not meet the requirements for CDBG funds; this program administered by the IDOC is entitled the Industrial Development Grant Fund (IDGF).

**Training 2000.** The IDOC also has a state-funded "Training 2000 Program" which offers direct subsidies to private firms that train or retrain Indiana workers. The Training 2000 Program is offered by the IDOC's Business Development Division and \$26 million of State funds have been appropriated by the Indiana General Assembly for each year of the FY 2000-01 biennial budget.

The goal of all of these federal and state funded job creation and training programs is to improve the standard of living and quality of life of Indiana's residents by creating opportunities for employment and advancement, and thus, increased income and ability to improve the level of self-sustenance.

**Basic skills training.** In response to the need for quality jobs for low income workers expressed in the Consolidated Plan regional forums, IDOC will begin allocating funds in 2001 to new and basic skills training programs. The Governor of Indiana has also made training one of his top priorities for his second term in office. The new training program (a Skills 2016 program) will be targeted at those needing basic skills (including ESL).

The program regulations include the following:

- Trainees must be Indiana residents;
- Eligible applicants are units of local governments in nonentitlement cities;

- Training must benefit low and moderate income workers; and
- Funds will be directed toward training unskilled and semi-skilled persons to acquire skills necessary to enhance their advancement opportunities and incomes.

The first training grants will be awarded during program year 2001.

***Distribution of program information.*** During the 2000 program year, representatives from the Business Development Division at IDOC met with manufacturing companies from across the state to explain all of IDOC's job training and development programs. Approximately 1000 meetings were conducted in 2000.

***Brownfield initiative.*** In 2001, the IDOC will be implementing the Brownfields Initiative Program. The IDOC will set aside \$1.4 million of its program year 2001 CDBG funds for this program. The IDOC will make grants to units of local government to carry out various activities eligible under 24 CFR 507.291-203, in order to facilitate the redevelopment of brownfield properties. The IDOC will award such grants on a competitive basis. The Department's Community Development Division will coordinate this initiative.

***Individual Development Accounts.*** In 1997, the State enacted legislation that provided State funding for Individual Development Accounts (IDAs) for eligible low income recipients. IDAs provide resources for both housing and community development. The purpose of IDAs is to supplement individual savings accounts used for the following activities:

- Expenses for post-secondary education at an Indiana institution of higher education;
- Expenses for accredited vocational training intended to lead to employment;
- Expenses for the purchase of a primary residence; and
- Withdrawals for the purpose of starting a business or purchasing an existing business.

The activities must be undertaken by the IDA holder or their dependent.

IDOC matches eligible IDA-holders on a \$3 to \$1 basis for individual deposits into IDAs. There is a \$900 per year maximum for State IDA matching, which leverages at least \$300 of personal funds saved by the IDA holder. Only earned income (as defined by Federal and State tax codes) can be matched by State funds. IDOC is authorized to award up to 800 IDAs per year.

***Neighborhood revitalization.*** The State utilizes its Neighborhood Assistance Program (NAP) income tax-credit resources to fund various neighborhood revitalization and housing activities. This is a statewide program administered by IDOC that awards state income tax credits to various eligible community-based nonprofits for projects that benefit low and moderate income households. There is a total of \$2.5 million per year of NAP tax credits available between program years 2000 and 2001.

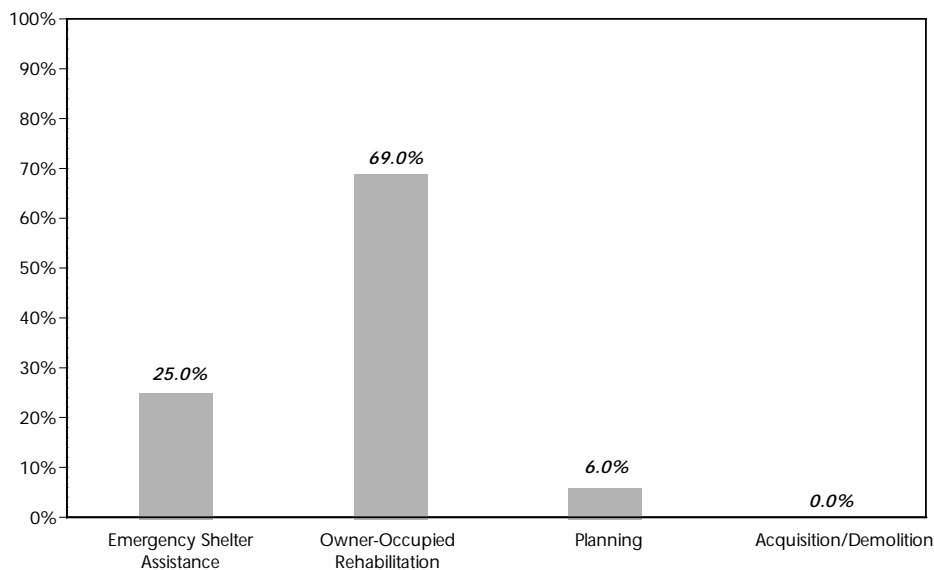
**Housing activities.** Since 1991, IDOC has contracted with IHFA to administer CDBG funds allocated to housing activities. The program has been funded with \$5 million annually from the State's CDBG allocation. Activities administered by IHFA are discussed throughout the CAPER and include the following:

- Rehabilitation of owner-occupied units and rental housing for low and moderate income persons;
- Rehabilitation of transitional housing units;
- Rehabilitation or new construction of emergency shelters and youth shelters;
- Rehabilitation of migrant and seasonal farmworker housing;
- Planning activities, such as housing needs assessments and site specific feasibility studies; and
- Voluntary acquisition and demolition of residences located in floodplain areas.

During FY2000, \$3.2 million of the CDBG housing program funds were allocated to owner occupied rehabilitation; \$1.3 million were allocated to emergency shelter assistance; \$500,000 funded rental rehabilitation; and \$311,000 funded planning grants.

Exhibit III-16 shows the percentage of CDBG housing program dollars allocated to various housing activities. Rehabilitation activities received the bulk of CDBG housing funding in FY2000.

***Exhibit III-16.***  
***CDBG Housing Activities, FY2000***



Source: Indiana Housing Finance Authority.

**Changes in program objectives.** As discussed above, IDOC will be starting two new programs in FY2001: a brownfields initiative and employment training grants.

During program year 1999, IHFA increased the CDBG subsidy to \$35,000 per unit for a studio/efficiency and \$40,000 per unit for one or more bedrooms. During program year 2000, IHFA created a separate subsidy category for larger units: three or more bedroom units will now have a maximum subsidy of \$50,000. IHFA's intent of the larger unit subsidy is to provide additional support for development of these units that accommodate large families in need.

**National objective failures.** Programs funded with CDBG dollars must meet one of the following national objectives:

- Benefit low and moderate income persons;
- Prevent or eliminate slums or blight; and
- Meet other community development needs having a particular urgency because existing conditions pose a serious or immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

As documented below, the State did not have any failures in fulfilling these national objectives during program year 2000.

For the period FY1997 through FY2000, the State certified a minimum benefit to low and moderate persons of 70 percent. The State's Consolidated Plan certifies that no less than 70 percent of the aggregate funding for those years will accrue to the benefit of low and moderate income persons in keeping with Section 104(b) of 1992 Housing and Community Development Act (HCDA).

***Community development programs.*** This report demonstrates that Indiana's programs are directed principally toward benefiting low and moderate income persons. By definition, direct beneficiaries must make application for assistance to units of local government and must be income-eligible in order to participate in grant programs such as housing rehabilitation. One hundred percent of such beneficiaries should be of low and moderate income.

For projects which propose an area of indirect benefit, such as certain public facilities projects, indirect beneficiaries were determined at the time of funding and were required to meet the 51 percent low and moderate income threshold in order to be considered for funding. Under the CFF Program, projects with beneficiaries exceeding the 51 percent threshold, are given a competitive advantage in the scoring process (i.e., the higher the low and moderate income percentage, the higher the score). Benefit percentages are verified using HUD census data or by local certified income surveys which meet HUD-promulgated standards. Emphasis upon exceeding the 51 percent threshold in order to gain a competitive advantage in the project rating/scoring process has resulted in the State substantially exceeding a ratio of 51 percent benefit to low and moderate income persons.

Indiana's grant programs that focus on economic development and job creation/retention also require compliance with the 51 percent benefit threshold to low and moderate income persons. The State's applicable programs require that a minimum of 51 percent of the jobs to be created or retained be

held/made available to persons of low and moderate income. The income characteristics of those persons actually hired, or those who will be retained, must be verified individually (and documented) or be maintained by an agency certified under the federal Workforce Improvement Act (WIA). Projects that propose to create or retain jobs must describe the process for determining the actual number of jobs taken by, or made available to, persons of low and moderate income in the application process. The State also requires a binding job-creation agreement between the grantee (unit of local government) and the industry to be assisted which stipulates that a minimum of 51 percent of the jobs to be created/retained will be held by, or made available to, persons of low and moderate income.

Staff project monitors of the IDOC's Grants Management Office require documented substantiation of such job creation or retention by local grantees to preclude a disallowance of grant expenditures. The Grants Management Office also requires semi-annual reports on all grants that include reporting attainment levels respective to beneficiaries of project funding.

These collective strategies have resulted in an average of well over 90 percent of the State's CDBG projects being directed toward benefiting persons of low and moderate income, as evidenced by the low and moderate income performance by fiscal year reported in this report.

In summary, CDBG Program and all other programs have met both the statutory requirement and the State's own certification respective to benefiting persons of low and moderate income in its various federally-funded grant programs.

***Housing programs.*** IHFA requires semi-annual and close-out reports from CDBG grantees to document attainment levels respective to beneficiaries of project funding. In program year 2000, 100 percent of the State's CDBG housing program beneficiaries are persons of low and moderate income. Therefore, the CDBG housing program administered by IHFA is in full compliance with the State of Indiana certification that no less than 60 percent of the aggregate funding for fiscal years 1988, 1989, and 1990 will accrue to the benefit of low and moderate income persons, and no less than 70 percent of CDBG expenditures for grants made since November 1990 will benefit persons of low and moderate income.

**Actions taken to avoid displacement.** As a general policy, IHFA requires all grantees to take all reasonable steps to minimize displacement as a result of CDBG or HOME assisted housing programs. IHFA encourages applicants to:

- Consider during development feasibility whether or not displacement will occur;
- Ensure, whenever possible that residential occupants of buildings to be rehabilitated are offered an opportunity to return;
- Plan rehabilitation projects to include "staging" if it would minimize displacement; and
- Follow notification and advisory service procedures carefully to ensure that families do not leave because they are not informed about plans for the project or their rights.

IHA discusses URA and Section 104(d) requirements during group start-up training sessions for all new grantees and during one-on-one technical assistance sessions. IHFA compliance staff monitor grantee documentation of URA compliance during on-site interim and final monitorings.

## **Fair Housing Activities**

The IDOC and IHFA actively pursue programmatic and managerial policies that are intended to affirmatively further fair housing practices in the State. This section discusses the fair housing activities undertaken by the State in program year 2000 and ongoing in 2001.

**Analysis of Impediments update.** As part of the FY2000 five-year Consolidated Plan, the State updated its Analysis of Impediments to Fair Housing (AI). The report found the following list of impediments to fair housing in the State.

- Many communities do not have policies in place to deal with fair housing issues.
- The absence of aggressive fair housing complaint procedures, lack of knowledge about fair housing rights and lack of enforcement of fair housing laws perpetuates discriminatory practices.
- Ignorance of fair housing rights/regulations limits the ability of those seeking, selling and renting housing to determine discriminatory practices.
- The limited supply of decent housing in areas where low/moderate minority income and large families reside prevents these residents from accessing adequate housing.
- Many affordable units are concentrated in areas where transportation and services are not readily accessible.

A comprehensive AI was completed during the 2001 Consolidated Planning process, resulting in development of a five-year action plan to further fair housing in the State. The Fair Housing Task Force (FHTF) is overseeing implementation of the action plan.

**Fair Housing Task Force.** Representatives from IDOC and IHFA sit on the FHTF, which is coordinated by the Indiana Civil Rights Commission (ICRC). Other member agencies include builder's associations, bankers, community development organizations, housing providers and developers, housing advocates and units of local government.

The seven goals of the task force include:

- To develop a strategy for the networking of statewide agency fair housing complaints with the Indiana Civil Rights Commission;
- To enhance the Statewide Fair Housing Committee efforts throughout Indiana;
- To update the AI and establish a process for continuous review of fair housing issues;

- To improve fair housing coordination within the State, with particular emphasis on non-entitlement areas;
- To enhance the discrimination testing program and increase the number of testers throughout Indiana;
- To continue to enhance understanding of fair housing throughout Indiana; and
- To continue to enhance Fair Housing Month as a major emphasis in the education of Indiana residents on the rights and requirements of fair housing.

The FHTF has been very active in 2000 and 2001. A sample of the initiatives it has undertaken include:

- ***Fair Housing Summit.*** During 2001, the Task Force held the third annual Indiana Fair Housing Summit: “Fair Housing: Living the American Dream.” The summit exceeded expectations. A total of 150 attendees was expected; actual attendance was closer to 250. Post-summit evaluations gave the summit an overall rating of “Good-Excellent.” It was the most successful Fair Housing Summit to date. IHFA and IDOC staff served as members of the summit planning committee.
- ***Fair Housing campaigns.*** During 2000, the ICRC received a \$101,309 HOME subrecipient grant for marketing and outreach issues throughout the State. The campaign will result in bus signs, billboards, television and radio announcements educating the public about fair housing, and a fair housing training video. ICRC will also use the funding to address specific action items identified within the AI (discussed throughout this section).
- ***Housing discrimination database.*** The FHTF also received funding to develop a database covering housing discrimination cases statewide. The Task Force hired a data analyst to design the database to collect information submitted by organizations throughout the State that receive and process fair housing discrimination in Indiana. The analyst will also build a mailing database for the distribution of fair housing literature and conference announcements.
- ***Fair housing speaker’s bureau.*** The Task Force has developed a speaker’s bureau that will travel the State and make presentations about fair housing laws and regulations. The bureau will target non-entitlement communities in the State. The presentations will include general information about fair housing laws as well as special topics.

**Fair housing ordinance requirements.** IDOC requires that before a unit of local government may receive federal CDBG, a local fair housing ordinance must be formally adopted.

It is IHFA policy that during the timeframe of each CDBG and HOME housing award to local units of government, the grantee must complete an action to affirmatively further fair housing. Each grantee is given a copy of the most recent HUD-approved sample fair housing ordinance. IHFA staff encourage grantees to adopt a fair housing ordinance if there is not one in place or if one has been in place for some time. IHFA does not, however, mandate the specific fair housing action that the grantee must take.

As part of their semi-annual reports, CDBG and HOME local units of government are required to update IHFA regarding the actions that will be taken during the timeframe of the CDBG or HOME award to affirmatively further fair housing. IHFA compliance staff track the completion of the fair housing activity as part of the interim and/or final grant monitoring conducted for each award. IHFA does not process grant closeout paperwork until the grantee demonstrates that it has completed an action to affirmatively further fair housing.

For those repeat grantees that have a current fair housing ordinance in place, IHFA staff often encourage educational initiatives as the action to affirmatively further fair housing. Some grantees choose to distribute brochures, which explain fair housing to their citizens, while others hold fair housing educational sessions for citizens, landlords and/or realtors. IHFA staff often refer grantees to the Indiana Civil Rights Commission (ICRC) when they are working to develop or carry out an educational initiative.

Beginning in July 1993, field monitors from IDOC and IHFA began issuing findings of program deficiency to grantees receiving CDBG funds that could not provide documentation relating to development of a program to further fair housing within their communities. One method of documentation that the State recognizes as compliance with fair housing statutes is the adoption and enforcement of a fair housing ordinance at the local level. Currently, Indiana has received a total of 410 ordinances and/or resolutions. Of these, 277 have been adopted by towns, 72 have been adopted by cities and 61 have been adopted by counties.

**Fair housing complaints.** IDOC and IHFA immediately respond to all local fair housing complaints received and refer all complaints to the Indiana Civil Rights Commission for investigation.

**Fair housing education.** Each year, IHFA coordinates a statewide affordable housing conference that is attended by a broad spectrum of participants in the housing industry including developers, contractors, lenders, nonprofit agencies and units of local government. During the 2000 conference, IHFA offered a continuing education session on equal opportunity in housing. IHFA staff also moderated a highly attended session on living with fair housing laws featuring an attorney from the ICRC and representatives from the disability and fair housing advocacy communities. In addition, IHFA staff were identified as technical assistance providers on fair housing. After the conference, IHFA staff provided information on state and federal fair housing laws to agencies including Consumer Credit Counseling of Central Indiana, Logansport Housing Authority, City of Kokomo, Indiana Institute on Disability and Community, and others.



During its 2001 conference, IHFA will include a panel that addresses fair housing issues. The panel will provide general information on fair housing laws and regulations. Additionally, there will be a special session presented by an attorney from the Indiana Association of Realtors on current fair housing laws.

**Other fair housing activities.** The State was also involved in a number of additional activities to affirmatively further fair housing, including the following:

- IHFA continues to require all CDBG and HOME grantees to provide a fair housing educational brochure to each beneficiary of CDBG and HOME assistance throughout the project affordability period. IHFA also requires all grant recipients and subrecipients to display the fair housing poster. Additionally, all CDBG and HOME funded rental developments should display the fair housing poster in any common area of the development.
- IHFA has a three-year HOME subrecipient agreement with the IACED. One component of the program is to provide training and technical assistance to CHDOs, grant administrators, local units of government, nonprofits and regional planning commissions on HOME development and compliance issues. At least one training will be offered on fair housing and equal opportunity.
- IHFA is continuing to look into making all of its compliance brochures available in Spanish.
- IHFA continues to market the Authority's programs during such events as the Indiana Black Expo, local homebuyer fairs, Indiana Association of Cities and Towns of Indiana counties, SIRDOP Fall Symposium, Fair Housing Conference, and various other events held throughout the State.
- IHFA is a member of the Indiana Lead Safe Task Force and the ISDH Lead Task Force. IHFA staff is helping to coordinate a lead conference that will be held in Indianapolis in early November 2001.
- IHFA staff attended the Louisville Urban League's summit on predatory lending and gathered a variety of information to present to grantees.
- IHFA provided a recruitment plan to the Indiana Fair Housing Task Force to reach advocates and other nonprofits who have an interest in fair housing education.
- IHFA included an article on affirmative marketing in its quarterly Developments newsletter.
- With the transition of the State HOPWA program to IHFA, IHFA staff have been working closely with the HIV/AIDS community on issues of fair housing and affordable housing referrals.
- IHFA staff is represented on the Damien Center's Housing Committee.

## Activities in Support of Affordable Housing and Community Development

**Fill gaps in institutional structure.** The 2000 Consolidated Plan discusses the institutions in the State that deliver housing and community development services to citizens. Despite the strengths and effectiveness of these many organizations and due to funding and labor constraints, gaps still exist in this institutional structure. One of the top-level goals of the FY2000 five-year plan is to enhance the local capacity for delivering housing and community development services. This goal was created as a result of needs expressed in the forums and public comment for increasing the resources (financially and technically) of the State's housing and community development organizations. This section discusses how the State worked to enhance local capacity during the 2000 program year.

***Training and technical assistance.*** In 1998, IHFA awarded IACED a three-year training and technical assistance subrecipient agreement; this grant expired on June 30, 2000. The purpose of this award was to provide training and technical assistance to housing and community development organizations in the State. A total of 29 trainings were held. At the March 2000 Board meeting, IHFA awarded IACED its second three-year training and technical assistance subrecipient agreement of \$475,000. During the next three year period, IACED will conduct trainings to cover a variety of topics relevant to the HOME program including an overview of HOME regulations, housing development finance, project structuring, lead-based paint, environmental review, labor standards, relocation and fair housing.

***Certified Housing Development Organizations.*** IHFA has continued its priority of increasing the capacity of Certified Housing Development Organizations (CHDOs). IHFA considers CHDOs to be an excellent vehicle to develop and implement programs that address the specific housing needs of the communities they serve.

A recurring finding in the State's Consolidated Plan research is the need for general operating funds for housing and community development organizations. The large majority of the grants that these organizations receive are specifically dedicated to project development, and few dollars are available for the administrative and operational activities necessary for such development. IHFA has consistently dedicated funding to CHDOs for the purpose of expanding their capacity and promoting their ability to develop and implement affordable housing. During program year 2000, IHFA awarded \$570,000 in such operational grants. Recipients of these awards are required to implement direct HOME-funded housing activities within 24 months of receiving the award. Exhibit III-17 on the following page lists the recipients of these awards in 2000.

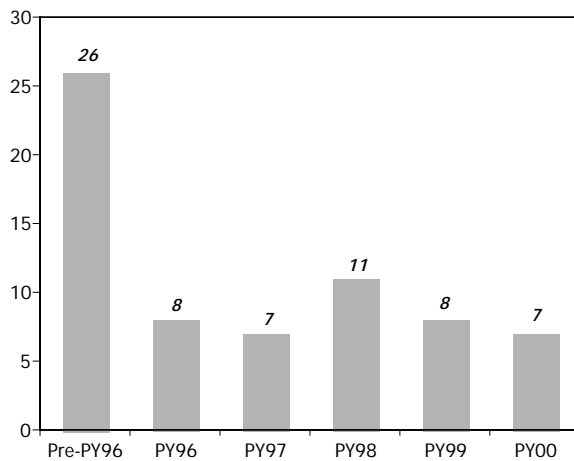
**Exhibit III-17.**  
**CHDO Operating Grants**

<i>CHDO</i>	<i>Award Date</i>	<i>Primary County</i>	<i>Award Amount</i>
Eastside Community Center, Inc.	4/26/2001	BARTHOLOMEW	\$30,000
Vincennes Homeownership, Inc.	10/26/2000	KNOX	\$30,000
IRL Development Corporation	4/26/2001	HANCOCK	\$30,000
Hoosier Uplands Economic Development Corporation	4/26/2001	LAWRENCE	\$30,000
Lafayette Transitional Housing Center, Inc.	4/26/2001	TIPPECANOE	\$30,000
Four Rivers Resource Services, Inc.	10/26/2000	GREENE	\$30,000
Housing Opportunities, Inc.	10/26/2000	PORTER	\$30,000
Elkhart Housing Partnership, Inc.	10/26/2000	ELKHART	\$30,000
HOPE of Evansville, Inc.	4/26/2001	VANDERBURGH	\$30,000
Quality Housing Development, Inc.	10/26/2000	DELAWARE	\$30,000
Community Housing Initiative, Inc.	10/26/2000	ST. JOSEPH	\$30,000
Rising Sun and Ohio County Senior Citizens Housing, Inc.	4/26/2001	OHIO	\$30,000
Southern VI Corporation	4/26/2001	DUBOIS	\$30,000
Switzerland County Housing Development Corporation	10/26/2000	SWITZERLAND	\$30,000
Brotherhood Athletic Education Association, Inc.	4/26/2001	MARION	\$30,000
Blue River Services, Inc.	4/26/2001	HARRISON	\$30,000
The Affordable Housing Corporation of Marion, Indiana	4/26/2001	GRANT	\$30,000
Bloomington Restorations, Inc.	10/26/2000	MONROE	\$30,000
Opportunity Housing, Inc.	4/26/2001	PUTNAM	\$30,000
<b>Total</b>			<b>\$570,000</b>

Source: Indiana Housing Finance Authority.

IHFA also works to increase the number of nonprofits that are certified as CHDOs and eligible for HOME funds. During the 2000 program year, IHFA staff identified nonprofits that had not received CHDO certification and provided technical assistance about the certification process. As a result of these efforts, the number of state-certified, non-participating jurisdiction CHDOs increased by 11 percent. Seven new CHDOs were certified during 2000. The exhibit on the following page shows the number and percentage of CHDOs receiving certification by year.

**Exhibit III-18.**  
**CHDOs by year of Certification**



Source: Indiana Housing Finance Authority.

**Strategic planning for nonprofits.** In late 2000, IDOC and a private foundation teamed up to fund a statewide study to establish a strategic plan and identify system resources to support nonprofits. The IACED conducted the study with assistance by a team of strategic planning consultants.

**Development specialists.** The Development Division of IHFA's Community Development Department has three staff members who are available to assist potential applicants as they work toward creating affordable housing programs. Each of the development specialists are assigned a portion of the State in which they promote the CDBG and HOME programs and provide technical assistance upon request.

**Private partnerships.** IHFA continues to encourage the development of public/private partnerships for affordable housing developments. Due to the leverage and match requirements of the CDBG and HOME programs, private lending institutions are frequently involved in providing a portion of the financing necessary to construct a housing development. Additionally, IHFA has built a strong partnership with lending institutions in the State through the First Home Plus program that links HOME downpayment assistance with Mortgage Revenue Bond (MRB) financed mortgages for low and moderate income buyers.

**Subrecipient agreements.** During the 1999 program year, IHFA established "Policies and Guidelines for Applying for HOME Investment Partnerships Program Subrecipient Administration Funds." This policy governs IHFA's acceptance and funding of proposals from nonprofit corporations (as designated under Section 501(c)(3) of the Internal Revenue Code) and public agencies. The proposals must be for activities that have a statewide impact and serve to further the Authority's efforts in one or more of the following areas:

- General management, oversight and coordination of the HOME program;
- Provision of public information to residents and citizen organizations participating in the planning, implementation, or assessment of projects being assisted with HOME funds;

- Activities that affirmatively further fair housing;
- Compilation of data in preparation of the State Consolidated Plan; and
- Compliance with other Federal requirements such as affirmative marketing, minority outreach, environmental review, displacement, relocation and acquisition, labor standards, lead-based paint and conflict of interest.

Proposals are accepted twice a year, in March and November for 2001. IHFA also reserves the right to initiate subrecipient agreements with nonprofit organizations and public agencies for specific HOME administrative activities. The subrecipient grants allocated during program year 2000 are discussed throughout this section under the relevant need category. As shown below, a total of \$302,694 in subrecipient agreements were allocated in FY2000.

***Exhibit III-19.***  
***Subrecipient Awards***

<i>Organization</i>	<i>Award Date</i>	<i>Award Amount</i>
Indiana Association for Community Economic Development	5/17/2001	\$113,000
Indiana Civil Rights Commission	11/16/2000	\$101,309
Indiana Coalition on Housing and Homeless Issues	11/16/2000	\$79,385
Environmental Management Institute, Inc.	11/16/2000	\$9,000
<b><i>Total</i></b>		<b><i>\$302,694</i></b>

Note: The grants are anticipated to serve populations statewide.

Source: Indiana Housing Finance Authority.

**Activities to reduce poverty.** The State of Indiana does not yet have a formally adopted, statewide anti-poverty strategy. In a holistic sense, the entirety of Indiana's Consolidated Plan strategy and action plan is anti-poverty related because a stable living environment is also a service delivery platform. Many of the strategies developed for the FY2000 five-year plan (specifically goals 3 and 4) directly assist individuals who are living in poverty. As such, the majority of the programs discussed throughout this report are targeted to persons with low incomes.

Indiana has a history of aggressively pursuing job creation through economic development efforts at the State and local levels. This emphasis on creating employment opportunities is central to a strategy to reduce poverty by providing households below the poverty level with a means of gaining sustainable employment.

Education and skill development is another, related important aspect of reducing poverty. Investment in workforce development programs and facilities is an important step to break the cycle of poverty.

Many of the strategies outlined in the Consolidated Plan are directed at providing services and shelter to those in need. Once a person has some stability in a housing situation it becomes easier to address related issues of poverty and provide resources such as child care, transportation and job training to enable individuals to enter the workforce. In some cases, subsidized housing programs are vital to ensure that citizens have a safe and secure place to live.

In addition, efforts to eliminate discrimination in all settings – which the State actively pursues through fair housing activities and M/WBE contracting opportunities – are an important anti-poverty strategy.

**Affirmative marketing plans.** During 2000, IHFA added a section on affirmative marketing to the rental reviews. The evaluation criteria that were added included:

- Is the grantee evaluating their marketing procedures yearly?
- Who has the grantee identified as underserved in their housing market? (Specifically, what special needs groups?)
- What marketing efforts has the grantee carried out to reach underserved populations? Media advertising (television, print, radio, billboard, etc.), list outlet, community outreach, social service referral network, and others.
- Provide a description of the grantee's affirmative marketing efforts and results.

Since 1997, IHFA has required HOME grantees with five or more homebuyer or rental units to sign off on IHFA's HOME Recipient and Subrecipient Affirmative Marketing Procedures and Certifications.

In fall 2000, IHFA met with HUD staff to clarify what is required for affirmative marketing procedures. In order to meet HUD's recommendations, IHFA did the following:

- IHFA revised its monitoring handbook;
- In December 2000, IHFA sent out a memo to all grantees regarding the affirmative marketing procedures and outlining requirements that must be enforced immediately;
- In the spring 2001, IHFA staff included an article in the IHFA quarterly newsletter regarding HOME Affirmative Marketing Procedures. The article covered questions such as: What is affirmative marketing? When does affirmative marketing apply? What are some examples of affirmative marketing that we can use for our development? How would the HOME affirmative marketing requirements apply when targeting a special needs group?

Since the addition of the affirmative marketing section to the ongoing HOME-rental reporting, IHFA staff have not conducted tenant file reviews, due to a change in IHFA's reporting period for HOME rental projects. It is anticipated that tenant file reviews will be done in early 2002.

**Contracting opportunities for M/WBEs.** The State of Indiana has established a goal that 10 percent of federal grants be contracted to minority-owned business enterprises (MBE) and women-owned business enterprises (WBE) involved in construction, materials supply, consulting and architecture.

**CDBG grantees.** In order to ensure that the CDBG grant recipients have made a good faith effort to reach this 10 percent goal, they are required to document all actions taken to reach the goal and forward this information to the recipient's designated Civil Rights Officer before any work has begun on the project. This documentation includes the names of all potential minority and women business owners spoken with, and the reasons owners were not selected for the project, if applicable. The recipient's Civil Rights Officer then forwards said documentation to the State's Civil Rights Specialist.

**HOME/CDBG grantees.** The 10 percent goal is also communicated to all CDBG housing and HOME grantees at start-up training sessions and in the Grant Implementation Manual. IHFA also provides grant recipients with the resource directory of minority and women-owned businesses and informational materials on compliance with procurement guidelines for MBE/WBE participation. Grantees must document all actions taken to ensure that they have made a good faith effort to solicit MBE/WBE firms. This documentation includes the names of all potential MBE/WBE firms contacted about contracting opportunities and, if the firms were not chosen for participation in the project, the reasons why not.

IHFA expects minority participation in its CDBG and HOME programs to reflect the representation of minorities in each funded community's low and moderate income population. As such, minority concentration can be constrained by the relatively homogeneous populations found in many of Indiana's non-entitlement cities. (According to the 2000 Consolidated Plan, minorities constitute 10 percent of the State's population overall. However, they make up less than one percent of the population in the State's non-entitlement areas). Minority participation is most concentrated in larger non-entitlement cities and in North Central Indiana.

**State activities.** Due to the importance of Minority Business Enterprise, the State, through its Commission on Minority Business Development is providing a program to promote, encourage and assist in the development of minority business enterprises. One means of achieving growth is the publication and use of the *Minority Business Directory*. Copies of this directory are distributed to Indiana corporations, as well as State agencies to help identify and solicit minority business enterprises, products and services. The State has also introduced a website at [www.state.in.us/idoa/minority](http://www.state.in.us/idoa/minority), which allows users to access this document over the Internet.

In addition, the State is required to submit reports on recipients' efforts in assuring that minority and women-owned business contractors have an opportunity to provide services and goods on CDBG projects.

**M/WBE contracts in FY2000.** During program year 2000, IHFA CDBG grantees reported a total of seven contracts awarded to minority-owned businesses, for a total value of \$331,758. In addition, four contracts were awarded to women-owned firms with a total value of \$190,651. HOME grantees reported a total of nine contracts awarded to minority-owned firms with a total value of \$139,832, and six contracts awarded to women-owned businesses totaling \$92,009. These MBE/WBE awards

represent 11 percent of the total CDBG funding and 7 percent of total HOME funding awarded during the reporting period. The percentage of MBE/WBE contracts in 2000 almost tripled for CDBG awards (up from 4 percent in 1999) and nearly doubled for HOME awards (also 4 percent in 1999).

Exhibit III-20 below shows the CDBG and HOME grants made with contracts to M/WBE firms.

**Exhibit III-20.**

***M/WBE Contracts Made as a Result of HOME/CDBG Funding, FY2000***

<i>Contractor Name</i>	<i>Program</i>	<i>ID number</i>	<i>Contract Amount</i>	<i>M/WBE code</i>
Gibson & Associates, LLC	HDF	35-2089789	\$28,651	2
Homestead Builders of Goshen	HDF	35-1677320	\$187,128	2
Norman & Sons Constructon	HDF	49-1494059	\$55,000	2
Quality Excavating	HDF	35-1733727	\$35,898	2
Nicken	HDF	316-40-8685	\$8,119	2
Fix It	HDF	35-1875916	\$10,282	2
Fix It	HDF	35-1875916	\$6,680	2
Williams Construction	CHDO	312-70-4138	\$13,500	2
Triple M. Electric	CHDO	314-704902	\$200	2
Williams Construction	CHDO	312-70-4138	\$11,350	2
Williams Construction	CHDO	312-70-4138	\$6,500	2
Gibson & Associates, LLC	HOME	35-2089789	\$200	2
Community Equity Mortgage	HOME	86-0912898	\$8,173	4
Tiffany M. Tolbert	HOME	379-96-5660	\$18,809	2
SH & S Co.	HOME	35-2128983	\$44,550	2
SH & S Co.	HOME	35-2128983	\$36,550	2
Gibson & Associates, LLC	HOME	35-2089789	\$200	1
Milestone Ventures, Inc.	CHDO	35-2114938	\$15,000	1
Milestone Ventures, Inc.	CHDO	35-2114938	\$20,000	1
Milestone Ventures, Inc.	CHDO	35-2114938	\$19,000	1
Milestone Ventures, Inc.	CHDO	35-2114938	\$19,000	1
Tiffany M. Tolbert	HOME	379-96-5660	\$18,809	1
Gibson & Associates, LLC	CDBG	35-2089789	\$28,651	1
Kenna Consulting & Management	CDBG	35-2111020	\$54,000	1
Kenna Consulting & Management	CDBG	35-2111020	\$54,000	1
Star Development	CDBG	35-2045649	\$54,000	1
<b>Total</b>			<b>\$754,250</b>	

M/WBE Codes:

1 = Women; 2 = African Americans; 3 = Native Americans

4 = Latino Americans; 5 = Asian/Pacific Americans; 6 = Others

Source: Indian Housing Finance Authority.

In 1996, the State instituted a policy allowing a five percent rebate of grant awards to communities who successfully complete projects utilizing no less than five percent (in dollars of the total grant amount) minority participation on IDOC CDBG projects. The rebate, which is also equal to five percent of the grant amount, may be spent on any CDBG eligible project of the communities' choice. The community must advise the State prior to the initiation of the minority business' participation of their intent to attempt to achieve this goal.



## Monitoring of Compliance with HOME Funding Regulations

During program year 2001, IHFA was involved in a number of monitoring activities. These included:

- In May 2000, IHFA Compliance staff sent out a Request for Proposals for HOME/RHTC unit inspections. In July 2000, IHFA staff conducted oral interviews and, in July 2000, recommended that IHFA to enter into a contract with Criterium Van Marter Engineers for these inspections. In August 2000, IHFA entered into a contract with Criterium Van Marter Engineers to conduct the rental inspections of the HOME units as well as the RHTC units. This contract has been extended to 2001 inspections.
- In summer 2000, IHFA conducted tenant file reviews. IHFA staff created a monitoring handbook to assist its specialists with the monitoring. The handbook covers the following:
  - Fair housing, equal opportunity poster and lead-based paint posters displayed at the property or where clients apply for the program;
  - Documentation that the beneficiaries received the IHFA required brochures, fair housing and lead-based paint brochures;
  - Review of the lease for proper inclusion of information and for prohibited lease language;
  - Utility allowance updated on an annual basis;
  - Verification of what utilities are paid by whom;
  - Verification of resident income eligibility (on a regular basis);
  - Verification that the tenant is being charged the applicable HOME rent; and
  - Verification of income using the Section 8 Technical Guide for Income.

During program year 2000, the rent, income and utility information is verified by the information on the HOME Rental Annual Report, required by HOME rental projects. During spring 2001, IHFA compliance staff changed the reporting period to coincide with the calendar year. The change will make it easier for the tenant file reviews and inspections to be completed in a timely manner. The last HOME rental report submitted was for the period July 1, 1999 - June 30, 2000. The next report will cover July 1, 2000 - December 31, 2001. IHFA compliance staff will conduct tenant file reviews in early 2002.

## Civil Rights Performance Monitoring Activities by the State

**Process and standards.** The IDOC evaluates the grantees and subrecipients employment practices in order to determine whether or not equal opportunity guidelines are followed in advertising vacancies, such as stating they are an "EEO employer." The State's field monitors review grantee's civil rights files to determine if there have been any EEO complaints filed against a grantee within five years. The field monitors also review records of complaints, and responses to complaints if any, regarding alleged discrimination in the provision of program benefits.

There are numerous procedures that must be followed and policies that must be adhered to for both the grantee and their contractors to assure compliance with these requirements. All policies and procedures must be fully documented to provide adequate record of civil rights compliance. In addition, the grantee should fully document the characteristics of the population of the area in which the project will be implemented in order to determine the specific actions that must be taken to ensure civil rights compliance.

**Results of monitoring reviews.** Upon completion of the final monitoring visit, a grantee will receive a formal monitoring letter outlining strengths and weaknesses in project management systems. The letter will list those areas of compliance that were reviewed and detailed results of that review.

**State Findings.** Findings are reported when the review of the grantee's performance reveals specific identifiable violation of a statutory regulatory requirement about which there is no question. When a finding is issued, the grantee is requested to formally respond within a specified period (typically 30 days) as to those steps the grantee will make to remedy and/or prevent a recurrence of the violation. If specific steps have already been taken to remedy a finding, the field monitor must verify before clearing the finding. Once the review indicates that satisfactory action has taken place, the field monitor will send a letter to the grantee indicating the finding has been resolved.

## Leveraging Resources

The leveraging requirements of the CDBG and HOME programs differ considerably. Exhibit III-21 shows the match/leverage requirements by housing activity type for the 2000 programs.

### *Exhibit III-21.*

#### *Matching and Leveraging Requirements*

<i>Activity Type</i>	<i>CDBG or Trust Fund Leverage Requirement (% of award)</i>	<i>CDBG or Trust Fund Beneficiary Income Restrictions (% of area median income)</i>	<i>HOME Match Requirement (% of HOME award minus admin., environ., review &amp; CHDO operating costs)</i>	<i>HOME Beneficiary Income Restrictions (% of area median income)</i>
Emergency Shelter	10%	30%*	—	—
Youth Shelter	10%	30%*	—	—
Migrant/Seasonal Farm Worker Housing	10%	30%*	—	—
Traditional Housing	10%	80%	25%	60%
Rental Housing	10%	80%	25%	60%
Homeownership Counseling/Down Payment Assistance	10% - Trust fund only	80% - Trust fund only	25%	80%
Lease - Purchase Programs	10% - Trust fund only	80% - Trust fund only	25%	80%
Homebuyer - New Construction/Rehabilitation	10% - Trust fund only	80% - Trust fund only	25%	80%
Owner - Occupied Rehabilitation	10%	80%	25%	80%
Voluntary Acquisition/Demolition	10%	80%	—	—

Source: Indian Housing Finance Authority.

The State of Indiana requires a 10 percent leverage requirement for all CDBG funds expended. IHFA grantees have used a variety of funding sources to meet this requirement, including Federal Home Loan Bank grants, Rural Development grants, contractor contributions, cash contributions and cash from local government general funds.

The HOME program contains a regulatory requirement that all project costs be matched by 25 percent in non-federal funding. The HOME regulations outline the very specific types of HOME-eligible matching funds, and IHFA must document expenditures of matching funds by individual sites. HOME grantees often use Federal Home Loan Bank grants, savings from below-market interest rate loans and donations of property as match for their HOME awards. Additionally, IHFA documents the MRB financing used in the First Home program as a match. One source of HOME matching funds is the \$500,000 cash dividend from IHFA's general fund that is being distributed to the First Home Plus Downpayment Assistance Program.

## Self Evaluation

In preparation for the coming operational and fiscal year, IHFA considers ways to improve implementation of the CDBG and HOME programs it administers. This evaluation includes reviewing the clarity of program application packages and the efficiency of the application process, and determining if changes in scoring priorities or eligible activities are necessary to meet the housing needs identified in the annual Consolidated Plan. These evaluation activities are discussed below.

**Application package.** IHFA continually works to review its application process. In fall 2000, the IHFA Compliance and Development staff surveyed all of IHFA's housing partners to get feedback on the three application packages that are currently part of IHFA's 2000 Application Package. IHFA also held two public hearings to gather information about the application process. The purpose of the first hearing was to receive public input about the application process; the purpose of the second

hearing was to receive input on a draft of the revised application package. After incorporating public comment, IHFA's Board of Directors reviewed and approved the revised application packages. The changes to the applications included:

- A restructuring of the packages to correspond with the HOME program year. To facilitate the transition between the old and new program years, the 2001 application package will be effective from January 1, 2000 - June 30, 2002. In the future, it is anticipated that the application package will run from July 1 - June 30 (same as the program year).
- During 1999, IHFA increased the maximum HOME subsidies for non-CHDO and CHDO projects to \$35,000 per unit for efficiency units and \$40,000 for one to two bedroom units. In 2000, IHFA created a separate subsidy category for larger units: three or more bedroom units will now have a maximum subsidy of \$50,000. IHFA's intent of the larger unit subsidy is to provide additional support for development of these units that accommodate large families in need.

### **Additional Program Information**

The attached exhibits list the CDBG housing and HOME awards that were made and closed during program year 2000 (including rehabilitation awards). The exhibits also demonstrate how the awards were distributed among racial, ethnic, and special needs populations and across income levels.

The final exhibit summarizes how the state's programs met the HUD requirements for fulfilling housing and community development needs.

**Exhibit III-21. CDBG Awards Made During Program Year 2000  
(July 1, 2000 - June 30, 2001)**

<b>Grantee Status</b>	<b>Grant Number</b>	<b>Amount</b>	<b>Award Date</b>	<b>Execution Date</b>	<b>Anticipated # of Units</b>	<b>Description of Activities</b>	
Bedford	HD-000-009	\$200,000.00	11/16/2000	12/13/2000	40	Owner-Occupied Rehabilitation	OPEN
Brown County Commissioners	PN-000-008	\$15,000.00	12/14/2000	1/16/2001	0	Housing Needs Assessment	OPEN
Camden	PN-001-003	\$20,000.00	4/26/2001	5/24/2001	0	Housing Needs Assessment	OPEN
Cass County Commissioners	PN-000-006	\$30,000.00	9/28/2000	10/16/2000	0	Housing Needs Assessment	OPEN
Clark County	PN-000-009	\$50,000.00	12/14/2000	2/27/2001	0	Housing Needs Assessment	OPEN
Columbia City	HD-000-010	\$150,000.00	11/16/2000	12/14/2000	14	Owner-Occupied Rehabilitation	OPEN
County of Jefferson	PN-001-001	\$30,000.00	4/26/2001	5/29/2001	0	Housing Needs Assessment	OPEN
Dillsboro	HD-000-011	\$500,000.00	11/16/2000	1/12/2001	50	Emergency Shelter - New Construction	OPEN
Dugger	HD-000-012	\$300,000.00	11/16/2000	12/20/2000	17	Owner-Occupied Rehabilitation	OPEN
Elnora	PN-001-004	\$16,200.00	4/26/2001	5/23/2001	0	Feasibility Study	OPEN
Hagerstown	HD-000-013	\$300,000.00	11/16/2000	12/14/2000	15	Owner-Occupied Rehabilitation	OPEN
Hamilton County Board of Commissioners	PN-000-007	\$30,000.00	9/28/2000	12/20/2000	0	Housing Needs Assessment	OPEN
Hope	HD-000-014	\$200,000.00	11/16/2000	1/12/2001	36	Owner-Occupied Rehabilitation	OPEN
Jay County	HD-000-015	\$400,000.00	11/16/2000	12/13/2000	33	Owner-Occupied Rehabilitation	OPEN
Ladoga	PN-001-005	\$20,000.00	4/26/2001	5/29/2001	0	Housing Needs Assessment	OPEN
Lawrence County	HD-000-016	\$500,000.00	11/16/2000	1/16/2001	31	Owner-Occupied Rehabilitation	OPEN
Linden	PN-001-006	\$20,000.00	4/26/2001	5/29/2001	0	Housing Needs Assessment	OPEN
Madison County	HD-000-017	\$200,000.00	11/16/2000	1/11/2001	20	Owner-Occupied Rehabilitation	OPEN
Marion	HD-000-005	\$384,120.00	7/27/2000	8/11/2000	20	Emergency Shelter - New Construction	OPEN
Middletown	HD-000-018	\$300,000.00	11/16/2000	1/12/2001	12	Owner-Occupied Rehabilitation	OPEN
Milan	HD-000-019	\$200,000.00	11/16/2000	1/11/2001	12	Owner-Occupied Rehabilitation	OPEN
Milltown	PN-001-002	\$20,000.00	4/26/2001	5/31/2001	0	Housing Needs Assessment	OPEN
Monroe County	HD-000-006	\$12,639.00	7/27/2000	8/21/2000	22	Emergency Shelter - Rehabilitation	OPEN
Morgan County	PN-000-010	\$30,000.00	12/14/2000	2/27/2001	0	Housing Needs Assessment	OPEN
Vigo County Commissioners	HD-000-020	\$107,500.00	11/16/2000	1/16/2001	5	Owner-Occupied Rehabilitation	OPEN
Walkerton	HD-000-007	\$500,000.00	7/27/2000	9/ 6/2000	30	Rental Rehabilitation	OPEN
Warrick County Commissioners	PN-001-007	\$30,000.00	4/26/2001	5/29/2001	0	Housing Needs Assessment	OPEN
Wayne County	HD-000-021	\$400,000.00	11/16/2000	3/22/2001	24	Emergency Shelter - Rehabilitation	OPEN
Winchester	HD-000-008	\$300,000.00	7/27/2000	8/22/2000	16	Owner-Occupied Rehabilitation	OPEN
<b>Total</b>		\$5,265,459.00			397		

**Exhibit III-22. CDBG Grants Closed During Program Year 2000  
(July 1, 2000 - June 30, 2001)**

<i>Grantee</i>	<i>Grant Number</i>	<i>Status</i>	<i>Original Award</i>	<i>Funds Draw</i>	<i>Reversion</i>	<i># of Units Assisted</i>	<i># of Persons Assisted</i>	<i>Description of</i>	<i>Close-out Date</i>
Aurora	HD-970-020	CLOSED	\$300,000.00	\$184,251.40	\$115,748.60	7	27	Owner-Occupied Rehabilitation	10/24/2000
Batesville	HD-990-007	DEOBLIGATE	\$300,000.00	\$0.00	\$300,000.00	0	0	Emergency Shelter - Rehabilitation	12/19/2000
Brown County Commissioners	HD-970-021	CLOSED	\$300,000.00	\$300,000.00	\$0.00	13	31	Owner-Occupied Rehabilitation	1/24/2001
Brownstown	HD-970-002	CLOSED	\$300,000.00	\$296,849.00	\$3,151.00	12	37	Owner-Occupied Rehabilitation	10/ 2/2000
Chalmers	PN-000-001	CLOSED	\$20,000.00	\$20,000.00	\$0.00	0	225	Housing Needs Assessment	4/ 4/2001
Clark County	HD-970-015	CLOSED	\$1,000,000.00	\$994,996.41	\$5,003.59	18	51	Acquisition/Demolition	10/24/2000
Clark County	HD-980-010	CLOSED	\$1,581,710.00	\$1,346,653.25	\$235,056.75	20	41	Acquisition/Demolition	1/16/2001
Farmland	HD-980-015	CLOSED	\$300,000.00	\$299,771.00	\$229.00	12	32	Owner-Occupied Rehabilitation	1/17/2001
Fountain City	HD-980-022	CLOSED	\$300,000.00	\$300,000.00	\$0.00	14	33	Owner-Occupied Rehabilitation	2/14/2001
Francisco	HD-701-003	CLOSED	\$300,000.00	\$287,724.95	\$12,275.05	17	34	Owner-Occupied Rehabilitation	10/ 2/2000
Fredericksburg	HD-970-024	CLOSED	\$300,000.00	\$287,022.61	\$12,977.39	7	19	Acquisition/Demolition	1/ 3/2001
Greencastle	HD-980-004	CLOSED	\$275,000.00	\$274,473.34	\$726.66	13	18	Emergency Shelter - Rehabilitation	4/ 4/2001
Hagerstown	HD-980-003	CLOSED	\$300,000.00	\$300,000.00	\$0.00	17	39	Owner-Occupied Rehabilitation	10/25/2000
Jackson County	HD-980-005	CLOSED	\$300,000.00	\$299,684.65	\$315.35	23	33	Owner-Occupied Rehabilitation	10/24/2000
Jeffersonville	HD-980-002	CLOSED	\$300,000.00	\$300,000.00	\$0.00	36	50	Emergency Shelter - Rehabilitation	1/24/2001
Kosciusko County	HD-990-001	CLOSED	\$7,630.00	\$6,867.00	\$763.00	0	21,269	Housing Needs Assessment	4/30/2001
Lanesville	HD-401-009	CLOSED	\$200,000.00	\$192,860.59	\$7,139.41	9	24	Owner-Occupied Rehabilitation	2/23/2001
Milltown	HD-970-027	CLOSED	\$300,000.00	\$300,000.00	\$0.00	16	51	Owner-Occupied Rehabilitation	11/27/2000
Milltown	HD-980-014	CLOSED	\$200,000.00	\$200,000.00	\$0.00	7	26	Rental Rehabilitation	1/ 8/2001
Mooreland	HD-970-010	CLOSED	\$300,000.00	\$149,616.00	\$150,384.00	5	19	Owner-Occupied Rehabilitation	8/18/2000
Morgantown	HD-980-007	CLOSED	\$300,000.00	\$258,314.29	\$41,685.71	9	27	Owner-Occupied Rehabilitation	8/31/2000
New Carlisle	HD-970-019	CLOSED	\$300,000.00	\$287,972.65	\$12,027.35	24	60	Rental Rehabilitation	8/31/2000
Ohio County	HD-980-009	CLOSED	\$508,444.00	\$503,527.75	\$4,916.25	9	21	Acquisition/Demolition	1/ 8/2001
Perry County	HD-970-028	CLOSED	\$300,000.00	\$299,999.50	\$0.50	15	35	Owner-Occupied Rehabilitation	10/16/2000
Princeton	HD-980-006	CLOSED	\$85,000.00	\$85,000.00	\$0.00	2	6	Emergency Shelter - New	1/ 4/2001
Rushville	HD-402-012	CLOSED	\$300,000.00	\$115,443.40	\$184,556.60	37	78	Owner-Occupied Rehabilitation,	8/ 2/2000
Salem	HD-980-016	CLOSED	\$200,000.00	\$188,099.07	\$11,900.93	36	64	Owner-Occupied Rehabilitation	6/27/2001
Shelbyville	HD-501-013	CLOSED	\$137,000.00	\$112,804.69	\$24,195.31	25	52	Owner-Occupied Rehabilitation,	8/18/2000
Vevay	MK-096-001	CLOSED	\$200,000.00	\$200,000.00	\$0.00	8	8	Rental - New Construction	1/ 3/2001
Warrick County	HD-701-004	CLOSED	\$500,000.00	\$467,121.99	\$32,878.01	19	51	Owner-Occupied Rehabilitation	9/13/2000
Washington	HD-980-001	CLOSED	\$500,000.00	\$79,600.00	\$0.00	9	23	Owner-Occupied Rehabilitation	10/24/2000
Wayne County	HD-980-017	CLOSED	\$500,000.00	\$500,000.00	\$0.00	24	61	Owner-Occupied Rehabilitation	12/27/2000
<b>Total</b>			\$11,014,784.0	\$9,438,653.54	\$1,155,930.46	463	22,545		

**Exhibit III-23. HOME Awards Made During Program Year 2000  
(July 1, 2000 - June 30, 2001)**

<b>Grantee Status</b>	<b>Grant Number</b>	<b>Amount</b>	<b>Award Date</b>	<b>Execution Date</b>	<b>Anticipated # of Units</b>	<b>Description of Activities</b>	
Area IV Development, Inc.	CH-000-014	\$100,000.00	8/24/2000	9/27/2000	20	Rental - New Construction	OPEN
Area IV Development, Inc.	PD-000-006	\$35,000.00	7/27/2000	8/22/2000	0	CHDO Predevelopment Loan	OPEN
Bloomington Restorations, Inc.	CW-000-015	\$30,000.00	10/26/2000	11/29/2000	0	CHDO Operating Funds	OPEN
Blue River Services, Inc.	CW-001-002	\$30,000.00	4/26/2001	5/29/2001	0	CHDO Operating Funds	OPEN
Brotherhood Athletic Education Association,	CW-001-003	\$30,000.00	4/26/2001	5/24/2001	0	CHDO Operating Funds	OPEN
Community Action Program of Evansville and	CH-001-007	\$225,000.00	5/17/2001	6/14/2001	14	Rental - New Construction	OPEN
Community Housing Initiative, Inc.	CW-000-016	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Operating Funds	OPEN
Dale Community Apartments, Inc.	CH-001-001	\$365,000.00	3/22/2001	4/ 4/2001	39	Rental Rehabilitation	OPEN
EARN, Inc.	CH-000-008	\$80,000.00	7/27/2000	8/29/2000	2	Rental Rehabilitation	OPEN
EARN, Inc.	CH-000-009	\$80,000.00	7/27/2000	8/29/2000	2	Homebuyer - Rehabilitation	OPEN
Eastside Community Center, Inc.	CW-001-004	\$30,000.00	4/26/2001	5/24/2001	0	CHDO Operating Funds	OPEN
Elkhart Housing Partnership, Inc.	CH-000-017	\$300,000.00	11/16/2000	12/20/2000	15	Lease Purchase - Rehabilitation	OPEN
Elkhart Housing Partnership, Inc.	CW-000-017	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Operating Funds	OPEN
Elkhart Housing Partnership, Inc.	PD-000-009	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Predevelopment Loan	CLOSED
Four Rivers Resource Services, Inc.	CW-000-018	\$30,000.00	10/26/2000	11/14/2000	0	CHDO Operating Funds	OPEN
Four Rivers Resource Services, Inc.	PD-001-001	\$33,075.00	4/26/2001	8/14/2001	0	CHDO Predevelopment Loan	OPEN
Genesis Outreach, Inc.	HM-001-001	\$119,300.00	3/22/2001	4/ 4/2001	5	Transitional Housing - Rehabilitation	OPEN
Greater Valparaiso Community Development	CH-000-019	\$70,000.00	11/16/2000	12/14/2000	2	Homebuyer - New Construction	OPEN
Haven House Services, Inc.	HM-001-002	\$300,000.00	3/22/2001	4/12/2001	70	HOC/DPA	OPEN
Hendricks County Community Development	CH-000-020	\$38,000.00	11/16/2000	1/11/2001	1	Homebuyer - Rehabilitation	OPEN
Hoosier Uplands Economic Development	CH-000-015	\$187,000.00	8/24/2000	9/15/2000	6	Rental - New Construction	OPEN
Hoosier Uplands Economic Development	CH-000-021	\$160,000.00	11/16/2000	12/ 7/2000	4	Rental Rehabilitation	OPEN
Hoosier Uplands Economic Development	CH-001-008	\$300,000.00	5/17/2001	6/ 7/2001	7	Rental - New Construction	OPEN
Hoosier Uplands Economic Development	CW-001-005	\$30,000.00	4/26/2001	5/ 9/2001	0	CHDO Operating Funds	OPEN
Hoosier Uplands Economic Development	PD-000-007	\$41,000.00	9/28/2000	10/10/2000	0	CHDO Predevelopment Loan	OPEN
Hoosier Uplands Economic Development	PS-001-001	\$28,000.00	4/26/2001	5/ 9/2001	0	CHDO Seed Money Loan	OPEN
HOPE of Evansville, Inc.	CW-001-006	\$30,000.00	4/26/2001	5/24/2001	0	CHDO Operating Funds	OPEN
HOPE of Evansville, Inc.	HM-001-003	\$300,000.00	3/22/2001	4/20/2001	90	HOC/DPA	OPEN
Housing Opportunities of Warsaw, Inc.	PD-000-010	\$8,000.00	11/16/2000	1/24/2001	0	CHDO Predevelopment Loan	OPEN
Housing Opportunities, Inc.	CH-000-010	\$132,390.00	7/27/2000	8/22/2000	8	Transitional Housing - Rehabilitation	OPEN

**Exhibit III-23. HOME Awards Made During Program Year 2000  
(July 1, 2000 - June 30, 2001) continued**

<b>Grantee Status</b>	<b>Grant Number</b>	<b>Amount</b>	<b>Award Date</b>	<b>Execution Date</b>	<b>Anticipated # of Units</b>	<b>Description of Activities</b>	
Housing Opportunities, Inc.	CW-000-019	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Operating Funds	OPEN
Housing Opportunities, Inc.	HM-001-004	\$31,280.00	3/22/2001	4/ 4/2001	10	HOC/DPA	OPEN
Housing Partnerships, Inc.	CH-000-022	\$495,485.00	11/16/2000	12/13/2000	12	Rental - New Construction	OPEN
Human Services, Inc.	CH-000-011	\$100,000.00	7/27/2000	8/ 7/2000	3	Transitional Housing - Rehabilitation	OPEN
Independent Residential Living of Central	HM-000-004	\$140,000.00	7/27/2000	1/24/2001	4	Rental Rehabilitation	OPEN
IRL Development Corporation	CH-001-002	\$190,000.00	3/22/2001	5/ 9/2001	4	Lease Purchase - Rehabilitation	OPEN
IRL Development Corporation	CW-001-007	\$30,000.00	4/26/2001	5/ 9/2001	0	CHDO Operating Funds	OPEN
Knox Co. Task Force Against Domestic	HM-000-005	\$160,000.00	7/27/2000	8/22/2000	4	Transitional Housing - New Construction	OPEN
Knox County Rural Housing Finance	CH-000-023	\$600,000.00	11/16/2000	12/20/2000	15	Rental - New Construction	OPEN
Lafayette Transitional Housing Center, Inc.	CW-001-008	\$30,000.00	4/26/2001	5/29/2001	0	CHDO Operating Funds	OPEN
Lincoln Hills Development Corporation	PD-001-002	\$21,000.00	4/26/2001	5/29/2001	0	CHDO Predevelopment Loan	OPEN
Mennonite Disabilities Committee, Inc.	HM-000-006	\$224,210.00	7/27/2000	8/11/2000	6	Rental - New Construction	OPEN
Mental Health Association in Indiana, Inc.	HM-000-007	\$55,407.00	7/27/2000	8/29/2000	3	Transitional Housing - Rehabilitation	OPEN
Michigan City Housing Authority	HM-000-013	\$236,000.00	11/16/2000	1/12/2001	6	Transitional Housing - Rehabilitation	OPEN
New Albany	HM-000-012	\$345,620.00	11/16/2000	12/ 7/2000	15	Owner-Occupied Rehabilitation	OPEN
New Albany-Floyd County Community Housing	CH-000-012	\$376,500.00	7/27/2000	10/23/2000	10	Homebuyer - Rehabilitation & New	OPEN
New Hope Services, Inc.	HM-000-008	\$459,500.00	7/27/2000	8/29/2000	40	HOC/DPA	OPEN
Ohio County	HM-001-005	\$135,000.00	3/22/2001	4/20/2001	30	HOC/DPA	OPEN
Ohio Valley Opportunities, Inc.	HM-000-014	\$500,000.00	11/16/2000	12/14/2000	56	HOC/DPA	OPEN
Ohio Valley Opportunities, Inc.	PD-000-008	\$37,000.00	9/28/2000	10/13/2000	0	CHDO Predevelopment Loan	OPEN
Opportunity Housing, Inc.	CW-001-009	\$30,000.00	4/26/2001	5/29/2001	0	CHDO Operating Funds	OPEN
Opportunity Housing, Inc.	PD-001-003	\$20,000.00	4/26/2001	6/21/2001	0	CHDO Predevelopment Loan	OPEN
Pathfinder Services, Inc.	CH-001-003	\$309,000.00	3/22/2001	4/ 3/2001	10	Homebuyer - New Construction	OPEN
Pathfinder Services, Inc.	HM-000-009	\$500,000.00	7/27/2000	8/21/2000	61	HOC/DPA	OPEN
Pulaski Health Foundation, Inc.	HM-000-011	\$175,700.00	8/24/2000	9/27/2000	15	Rental - New Construction	OPEN
Quality Housing Development, Inc.	CW-000-020	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Operating Funds	OPEN
Rising Sun and Ohio County Senior Citizens	CH-001-004	\$380,000.00	3/22/2001	4/12/2001	40	Rental Rehabilitation	OPEN
Rising Sun and Ohio County Senior Citizens	CW-001-010	\$30,000.00	4/26/2001	5/29/2001	0	CHDO Operating Funds	OPEN
Southeastern Indiana Community	HM-000-010	\$300,000.00	7/27/2000	8/21/2000	30	HOC/DPA	OPEN
Southern VI Corporation	CW-001-011	\$30,000.00	4/26/2001	5/31/2001	0	CHDO Operating Funds	OPEN
Switzerland County Housing Development	CW-000-021	\$30,000.00	10/26/2000	11/13/2000	0	CHDO Operating Funds	CLOSED
The Affordable Housing Corporation of	CH-000-016	\$336,840.00	11/16/2000	12/13/2000	8	Rental - New Construction	OPEN
The Affordable Housing Corporation of	CH-001-006	\$300,000.00	5/17/2001	6/21/2001	11	Rental - New Construction	OPEN



***Exhibit III-23. HOME Awards Made During Program Year 2000  
(July 1, 2000 - June 30, 2001) continued***

<b><i>Grantee Status</i></b>	<b><i>Grant Number</i></b>	<b><i>Amount</i></b>	<b><i>Award Date</i></b>	<b><i>Execution Date</i></b>	<b><i>Anticipated # of Units</i></b>	<b><i>Description of Activities</i></b>	
The Affordable Housing Corporation of	CW-001-001	\$30,000.00	4/26/2001	6/12/2001	0	CHDO Operating Funds	OPEN
Twin Oaks Housing Corporation	CH-001-005	\$80,000.00	3/22/2001	4/ 4/2001	2	Transitional Housing - Rehabilitation	OPEN
United Caring Shelters, Inc.	HM-000-015	\$385,000.00	11/16/2000	1/12/2001	11	Transitional Housing - Rehabilitation	OPEN
Vincennes Homeownership, Inc.	CH-000-013	\$63,200.00	7/27/2000	8/11/2000	4	Homebuyer - Rehabilitation	OPEN
Vincennes Homeownership, Inc.	CW-000-022	\$30,000.00	10/26/2000	11/15/2000	0	CHDO Operating Funds	OPEN
YWCA of St. Joseph County	HM-000-016	\$500,000.00	11/16/2000	4/20/2001	20	Transitional Housing - New Construction	OPEN
<b><i>Total</i></b>		\$10,958,507.00			715		

**Exhibit III-24. HOME Grants Closed During Program Year 2000  
(July 1, 2000 - June 30, 2001)**

<i>Grantee</i>	<i>Grant Number</i>	<i>Status</i>	<i>Original Award</i>	<i>Funds Draw</i>	<i>Reversion</i>	<i># of Units Assisted</i>	<i># of Persons Assisted</i>	<i>Description of</i>	<i>Close-out Date</i>
Area 10 Agency on Aging of	CH-960-007	CLOSED	\$350,000.00	\$350,000.00	\$0.00	14	16	Rental - New Construction	10/ 2/2000
Area 12 Council on Aging &	CW-990-013	CLOSED	\$28,000.00	\$28,000.00	\$0.00	0	0	CHDO Operating Funds	1/19/2001
Area 6 Housing Development	CH-970-023	CLOSED	\$29,862.00	\$29,862.00	\$0.00	0	0	CHDO Operating Funds	11/29/2000
Area Five Agency on Aging &	CH-940-024	CLOSED	\$500,000.00	\$500,000.00	\$0.00	16	17	Rental - New Construction	1/18/2001
Area Five Agency on Aging &	CH-950-050	CLOSED	\$490,000.00	\$490,000.00	\$0.00	14	47	Rental - New Construction	9/26/2000
Area Five Agency on Aging &	CH-990-011	DEOBLIGATE	\$240,000.00	\$0.00	\$240,000.00	0	0	Rental Rehabilitation	8/28/2000
Area Five Agency on Aging &	CH-990-012	DEOBLIGATE	\$500,000.00	\$0.00	\$500,000.00	0	0	Transitional Housing -	8/28/2000
Area IV Development, Inc.	CW-000-001	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	2/20/2001
AZUSA Community Development	CH-950-035	CLOSED	\$44,870.00	\$44,870.00	\$0.00	2	7	Homebuyer - New Construction	6/27/2001
Community Action Program of	CW-980-021	CLOSED	\$29,920.00	\$29,883.52	\$36.52	0	0	CHDO Operating Funds	12/18/2000
Community Action Program, Inc.	CH-960-002	DEOBLIGATE	\$18,000.00	\$0.00	\$18,000.00	0	0	CHDO Predevelopment Loan	2/13/2001
Community Action Program, Inc.	CH-980-007	CLOSED	\$234,600.00	\$234,600.00	\$0.00	10	28	Homebuyer - New Construction	6/28/2001
Community Action Program, Inc.	CW-990-008	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	9/28/2000
Community Housing Initiative,	CW-990-006	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	10/13/2000
Community Housing Initiative,	HM-990-010	DEOBLIGATE	\$210,000.00	\$0.00	\$210,000.00	0	0	Rental Rehabilitation	4/20/2001
Conner Community Development	CW-990-009	CLOSED	\$30,000.00	\$23,101.64	\$6,898.36	0	0	CHDO Operating Funds	2/16/2001
Dearborn County Commissioners	HM-970-012	CLOSED	\$300,000.00	\$236,280.00	\$63,720.00	19	45	HOC/DPA	1/19/2001
ECHO Housing Corp.	HMHO-601-002	CLOSED	\$200,000.00	\$200,000.00	\$0.00	20	73	Transitional Housing -	6/ 7/2001
Elkhart Housing Partnership, Inc.	PD-000-009	CLOSED	\$30,000.00	\$30,000.00	\$21,500.00	0	0	CHDO Predevelopment Loan	6/29/2001
Family Christian Development	CW-990-010	CLOSED	\$30,000.00	\$29,996.10	\$3.90	0	0	CHDO Operating Funds	9/28/2000
Fulton County	HM-502-003	CLOSED	\$250,000.00	\$250,000.00	\$0.00	13	23	Owner-Occupied Rehabilitation	3/30/2001
Grant County	HM-980-008	CLOSED	\$249,000.00	\$249,000.00	\$0.00	31	90	HOC/DPA	3/30/2001
Greater Valparaiso Community	CW-990-004	CLOSED	\$30,000.00	\$30,000.00	\$11,333.38	0	0	CHDO Operating Funds	10/13/2000
Heart House, Inc.	CW-990-014	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	12/18/2000
Hendricks County Community	CW-980-018	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	10/13/2000
Hoosier Uplands Economic	CW-990-015	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	12/18/2000
Hoosier Uplands Economic	HM-980-009	CLOSED	\$300,000.00	\$97,640.37	\$202,359.63	4	10	HOC/DPA	1/19/2001
Housing Assistance Office, Inc.	CW-000-002	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	5/ 7/2001
Human Services, Inc.	CW-990-012	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	9/29/2000
Interlocal CAP, Inc.	CH-950-029	CLOSED	\$165,000.00	\$82,200.00	\$82,800.00	5	13	Homebuyer - New Construction	7/ 7/2000
Interlocal CAP, Inc.	CH-950-049	CLOSED	\$360,000.00	\$360,000.00	\$0.00	20	37	Rental Rehabilitation	9/27/2000
Jefferson County	HM-602-001	CLOSED	\$250,000.00	\$186,120.68	\$63,879.32	11	22	Owner-Occupied Rehabilitation	3/30/2001

**Exhibit III-24. HOME Grants Closed During Program Year 2000  
(July 1, 2000 - June 30, 2001) continued**

<i>Grantee</i>	<i>Grant Number</i>	<i>Status</i>	<i>Original Award</i>	<i>Funds Draw</i>	<i>Reversion</i>	<i># of Units Assisted</i>	<i># of Persons Assisted</i>	<i>Description of</i>	<i>Close-out Date</i>
Knox County Rural Housing	CH-970-032	CLOSED	\$640,000.00	\$640,000.00	\$0.00	16	20	Rental - New Construction	1/ 3/2001
Knox County Rural Housing	CW-990-001	CLOSED	\$25,000.00	\$25,000.00	\$5,621.38	0	0	CHDO Operating Funds	8/11/2000
Lebanon	MX-SG180138	CLOSED	\$300,000.00	\$299,027.00	\$973.00	12	13	Rental Rehabilitation	10/ 4/2000
Lincoln Hills Development	CW-980-023	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	7/23/2000
Logansport	HM-402-003	CLOSED	\$500,000.00	\$100,890.13	\$399,109.87	4	15	Rental Rehabilitation	9/27/2000
Madison	HM-601-006	CLOSED	\$150,000.00	\$148,144.45	\$1,855.55	8	16	Owner-Occupied Rehabilitation	3/30/2001
New Albany-Floyd County	CW-990-002	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	12/18/2000
New Hope Services, Inc.	CH-970-030	CLOSED	\$879,750.00	\$759,526.18	\$120,223.82	20	46	Homebuyer - New Construction	6/ 7/2001
Ohio Valley Opportunities, Inc.	HM-980-007	CLOSED	\$300,000.00	\$299,998.31	\$1.69	35	77	HOC/DPA	1/ 3/2001
Opportunity Housing, Inc.	CH-970-027	CLOSED	\$296,000.00	\$237,311.70	\$58,688.30	8	29	Homebuyer - New Construction	3/30/2001
Owen County	HM-701-004	CLOSED	\$295,000.00	\$248,242.32	\$46,757.68	9	36	Rental Rehabilitation	1/24/2001
Pathfinder Services, Inc.	HM-980-017	CLOSED	\$184,211.00	\$184,211.00	\$0.00	25	90	HOC/DPA	11/ 3/2000
Providence Housing Corporation	CW-000-004	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	6/25/2001
Quest for Excellence	HM-970-007	CLOSED	\$40,000.00	\$40,000.00	\$0.00	2	5	Transitional Housing -	10/13/2000
Rising Sun and Ohio County	CW-000-005	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	2/ 9/2001
Rochester	HM-501-003	CLOSED	\$300,000.00	\$294,292.00	\$5,708.00	17	33	Owner-Occupied Rehabilitation	2/ 5/2001
Rochester	HM-701-002	CLOSED	\$200,000.00	\$190,000.00	\$10,000.00	10	26	Owner-Occupied Rehabilitation	2/ 5/2001
Seymour Community Housing	CW-000-006	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	3/15/2001
South Central Community Action	CH-940-015	CLOSED	\$45,000.00	\$45,000.00	\$0.00	2	4	Homebuyer - Rehabilitation	3/30/2001
Southeastern Indiana	CW-990-016	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	2/12/2001
Southern VI Corporation	CW-000-007	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	3/ 7/2001
Switzerland County Housing	CW-000-021	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	6/22/2001
The Affordable Housing	CH-980-001	CLOSED	\$750,000.00	\$750,000.00	\$0.00	20	60	Rental - New Construction	9/27/2000
The Affordable Housing	CH-990-006	CLOSED	\$160,000.00	\$160,000.00	\$0.00	4	6	Rental - New Construction	10/16/2000
The Affordable Housing	CH-990-010	CLOSED	\$210,215.00	\$210,215.00	\$0.00	5	11	Homebuyer - New Construction	6/27/2001
The Greater Michigan City	CW-990-011	CLOSED	\$30,000.00	\$30,000.00	\$0.00	0	0	CHDO Operating Funds	10/13/2000
<b>Total</b>			\$10,654,428.00	\$8,623,412.40	\$2,069,470.40	376	915		

**Exhibit III-25. CDBG and HOME Rehabilitation Awards Made During Program Year 2000  
(July 1, 2000 - June 30, 2001)**

<i><b>Grantee</b></i>	<i><b>Grant Number</b></i>	<i><b>Amount</b></i>	<i><b>Award Date</b></i>	<i><b>Execution Date</b></i>	<i><b>Anticipated # of Units</b></i>	<i><b>Description of Activities</b></i>	<i><b>Status</b></i>
Bedford	HD-000-009	\$200,000.00	11/16/2000	12/13/2000	40	Owner-Occupied Rehabilitation	OPEN
Columbia City	HD-000-010	\$150,000.00	11/16/2000	12/14/2000	14	Owner-Occupied Rehabilitation	OPEN
Dale Community	CH-001-001	\$365,000.00	3/22/2001	4/ 4/2001	39	Rental Rehabilitation	OPEN
Dugger	HD-000-012	\$300,000.00	11/16/2000	12/20/2000	17	Owner-Occupied Rehabilitation	OPEN
EARN, Inc.	CH-000-008	\$80,000.00	7/27/2000	8/29/2000	2	Rental Rehabilitation	OPEN
EARN, Inc.	CH-000-009	\$80,000.00	7/27/2000	8/29/2000	2	Homebuyer - Rehabilitation	OPEN
Elkhart Housing Partnership,	CH-000-017	\$300,000.00	11/16/2000	12/20/2000	15	Lease Purchase - Rehabilitation	OPEN
Genesis Outreach, Inc.	HM-001-001	\$119,300.00	3/22/2001	4/ 4/2001	5	Transitional Housing - Rehabilitation	OPEN
Hagerstown	HD-000-013	\$300,000.00	11/16/2000	12/14/2000	15	Owner-Occupied Rehabilitation	OPEN
Hendricks County	CH-000-020	\$38,000.00	11/16/2000	1/11/2001	1	Homebuyer - Rehabilitation	OPEN
Hoosier Uplands Economic	CH-000-021	\$160,000.00	11/16/2000	12/ 7/2000	4	Rental Rehabilitation	OPEN
Hope	HD-000-014	\$200,000.00	11/16/2000	1/12/2001	36	Owner-Occupied Rehabilitation	OPEN
Housing Opportunities, Inc.	CH-000-010	\$132,390.00	7/27/2000	8/22/2000	8	Transitional Housing - Rehabilitation	OPEN
Human Services, Inc.	CH-000-011	\$100,000.00	7/27/2000	8/ 7/2000	3	Transitional Housing - Rehabilitation	OPEN
Independent Residential	HM-000-004	\$140,000.00	7/27/2000	1/24/2001	4	Rental Rehabilitation	OPEN
IRL Development	CH-001-002	\$190,000.00	3/22/2001	5/ 9/2001	4	Lease Purchase - Rehabilitation	OPEN
Jay County	HD-000-015	\$400,000.00	11/16/2000	12/13/2000	33	Owner-Occupied Rehabilitation	OPEN
Lawrence County	HD-000-016	\$500,000.00	11/16/2000	1/16/2001	31	Owner-Occupied Rehabilitation	OPEN
Madison County	HD-000-017	\$200,000.00	11/16/2000	1/11/2001	20	Owner-Occupied Rehabilitation	OPEN
Mental Health Association in	HM-000-007	\$55,407.00	7/27/2000	8/29/2000	3	Transitional Housing - Rehabilitation	OPEN
Michigan City Housing	HM-000-013	\$236,000.00	11/16/2000	1/12/2001	6	Transitional Housing - Rehabilitation	OPEN
Middletown	HD-000-018	\$300,000.00	11/16/2000	1/12/2001	12	Owner-Occupied Rehabilitation	OPEN
Milan	HD-000-019	\$200,000.00	11/16/2000	1/11/2001	12	Owner-Occupied Rehabilitation	OPEN
Monroe County	HD-000-006	\$12,639.00	7/27/2000	8/21/2000	22	Emergency Shelter - Rehabilitation	OPEN
New Albany	HM-000-012	\$345,620.00	11/16/2000	12/ 7/2000	15	Owner-Occupied Rehabilitation	OPEN
Rising Sun and Ohio County	CH-001-004	\$380,000.00	3/22/2001	4/12/2001	40	Rental Rehabilitation	OPEN
Twin Oaks Housing	CH-001-005	\$80,000.00	3/22/2001	4/ 4/2001	2	Transitional Housing - Rehabilitation	OPEN
United Caring Shelters, Inc.	HM-000-015	\$385,000.00	11/16/2000	1/12/2001	11	Transitional Housing - Rehabilitation	OPEN
Vigo County Commissioners	HD-000-020	\$107,500.00	11/16/2000	1/16/2001	5	Owner-Occupied Rehabilitation	OPEN
Vincennes Homeownership,	CH-000-013	\$63,200.00	7/27/2000	8/11/2000	4	Homebuyer - Rehabilitation	OPEN
Walkerton	HD-000-007	\$500,000.00	7/27/2000	9/ 6/2000	30	Rental Rehabilitation	OPEN
Wayne County	HD-000-021	\$400,000.00	11/16/2000	3/22/2001	24	Emergency Shelter - Rehabilitation	OPEN
Winchester	HD-000-008	\$300,000.00	7/27/2000	8/22/2000	16	Owner-Occupied Rehabilitation	OPEN
<b>Total</b>		\$7,320,056.00			495		

**Exhibit III-26. CDBG Close-out Applicants Summary**

Households 790 Persons: 1892

Program HDF

Program	2000	Grant Applicants								
	Acquisition Only	Relocation	Rehabilitation	Planning	New Construction	Counseling	Purchase Assistance	Acquisition/ Demolition	Total (double counted)	Comments
White										
Number	55	0	1,529	0	8	0	0	247	1,839	
Percent	93.22%	0.00%	97.20%	0.00%	0.00%	0.00%	0.00%	98.02%	97.20%	
African-American										
Number	4	0	25	0	0	0	0	1	30	
Percent	6.78%	0.00%	1.59%	0.00%	0.00%	0.00%	0.00%	0.40%	1.59%	
Hispanic										
Number	0	0	5	0	0	0	0	4	9	
Percent	0.00%	0.00%	0.32%	0.00%	0.00%	0.00%	0.00%	1.59%	0.48%	
Asian										
Number	0	0	2	0	0	0	0	0	2	
Percent	0.00%	0.00%	0.13%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	
Native American										
Number	0	0	12	0	0	0	0	0	12	
Percent	0.00%	0.00%	0.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.63%	
Disabled										
Number	0	0	184	0	8	0	0	17	209	
Percent	0.00%	0.00%	11.70%	0.00%	0.00%	0.00%	0.00%	6.75%	11.05%	
Elderly (62 and over)										
Number	0	0	291	0	2	0	0	35	328	
Percent	0.00%	0.00%	18.50%	0.00%	0.00%	0.00%	0.00%	13.89%	17.34%	
Total Low/Mod Income										
Number	59	0	1,472	0	8	0	0	170	1,709	
Percent	100.00%	0.00%	93.58%	0.00%	0.00%	0.00%	0.00%	67.46%	90.33%	
Persons in Female Headed Households										
Number	59	0	491	0	0	0	0	17	567	
Percent	100.00%	0.00%	31.21%	0.00%	0.00%	0.00%	0.00%	6.75%	29.97%	
HOUSING ACTIVITY TOTAL	59	0	1,573	0	8	0	0	252	1,892	

Prepared: 8/3/2001

### Exhibit III-27. CDBG Close-out Beneficiaries Summary

Program	HDF	Grant Beneficiaries							Households	463	Persons:	22,545
Program	2000	Acquisition Only	Relocation	Rehabilitation	Planning	New Construction	Counseling	Purchase Assistance	Acquisition/ Demolition	Total (double counted)	Comments	
White												
Number	6	0	863	21,082	8	0	0	87	22,046			
Percent	100.00%	0.00%	95.36%	98.08%	100.00%	0.00%	0.00%	96.67%	97.97%			
African-American												
Number	0	0	21	104	0	0	0	0	125			
Percent	0.00%	0.00%	2.32%	0.48%	0.00%	0.00%	0.00%	0.00%	0.56%			
Hispanic												
Number	0	0	12	160	0	0	0	3	175			
Percent	0.00%	0.00%	1.33%	0.74%	0.00%	0.00%	0.00%	3.33%	0.78%			
Asian												
Number	0	0	0	108	0	0	0	0	108			
Percent	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	0.00%	0.48%			
Native American												
Number	0	0	9	40	0	0	0	0	49			
Percent	0.00%	0.00%	0.99%	0.19%	0.00%	0.00%	0.00%	0.00%	0.22%			
Disabled												
Number	0	0	133	2,833	8	0	0	10	2,984			
Percent	0.00%	0.00%	14.70%	13.18%	100.00%	0.00%	0.00%	11.11%	13.26%			
Elderly (62 and over)												
Number	0	0	200	3,205	2	0	0	22	3,429			
Percent	0.00%	0.00%	22.10%	14.91%	25.00%	0.00%	0.00%	24.44%	15.24%			
Total Low/Mod Income												
Number	6	0	905	21,494	8	0	0	90	22,503			
Percent	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	100.00%			
Persons in Female Headed Households												
Number	6	0	168	4,789	0	0	0	2	4,965			
Percent	100.00%	0.00%	18.56%	22.28%	0.00%	0.00%	0.00%	2.22%	22.06%			
HOUSING ACTIVITY TOTAL	6	0	905	21,494	8	0	0	90	22,503			

Prepared: 8/3/2001

**Exhibits III-28. HOME Close-out Applicants Summary**

Households 1378 Persons: 3285

Program HOME

Program	Grant Applicants								Total (double counted)	Comments
2000	Acquisition Only	Relocation	Rehabilitation	Planning	New Construction	Counseling	Purchase Assistance	Acquisition / Demolition		
White										
Number	0	0	908	0	772	0	1,126	0	2,806	
Percent	0.00%	0.00%	78.28%	0.00%	0.00%	0.00%	98.43%	0.00%	85.42%	
African-American										
Number	0	0	244	0	181	0	13	0	438	
Percent	0.00%	0.00%	21.03%	0.00%	0.00%	0.00%	1.14%	0.00%	13.33%	
Hispanic										
Number	0	0	8	0	18	0	5	0	31	
Percent	0.00%	0.00%	0.69%	0.00%	0.00%	0.00%	0.44%	0.00%	0.94%	
Asian										
Number	0	0	0	0	3	0	0	0	3	
Percent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	
Native American										
Number	0	0	0	0	7	0	0	0	7	
Percent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	
Disabled										
Number	0	0	69	0	104	0	18	0	191	
Percent	0.00%	0.00%	5.95%	0.00%	0.00%	0.00%	1.57%	0.00%	5.81%	
Elderly (62 and over)										
Number	0	0	218	0	131	0	1	0	350	
Percent	0.00%	0.00%	18.79%	0.00%	0.00%	0.00%	0.09%	0.00%	10.65%	
Total Low/Mod Income										
Number	0	0	1,091	0	981	0	1,109	0	3,181	
Percent	0.00%	0.00%	94.05%	0.00%	0.00%	0.00%	96.94%	0.00%	96.83%	
Persons in Female Headed Households										
Number	0	0	506	0	414	0	398	0	1,318	
Percent	0.00%	0.00%	43.62%	0.00%	42.20%	0.00%	34.79%	0.00%	40.12%	
HOUSING ACTIVITY TOTAL	0	0	1,160	0	981	0	1,144	0	3,285	

Prepared: 8/3/2001

### Exhibit III-29. HOME Close-out Beneficiaries Summary

Program HOME		Grant Beneficiaries							Households	376	Persons:	915
Program	2000	Acquisition Only	Relocation	Rehabilitation	Planning	New Construction	Counseling	Purchase Assistance	Acquisition/Demolition	Total (double counted)	Comments	
White												
Number	0	0	229	0	253	0	294	0	776			
Percent	0.00%	0.00%	75.58%	0.00%	84.33%	0.00%	94.23%	0.00%	84.81%			
African-American												
Number	0	0	69	0	34	0	13	0	116			
Percent	0.00%	0.00%	22.77%	0.00%	11.33%	0.00%	4.17%	0.00%	12.68%			
Hispanic												
Number	0	0	5	0	13	0	5	0	23			
Percent	0.00%	0.00%	1.65%	0.00%	4.33%	0.00%	1.60%	0.00%	2.51%			
Asian												
Number	0	0	0	0	0	0	0	0	0			
Percent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Native American												
Number	0	0	0	0	0	0	0	0	0			
Percent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Disabled												
Number	0	0	18	0	35	0	19	0	72			
Percent	0.00%	0.00%	5.94%	0.00%	11.67%	0.00%	6.09%	0.00%	7.87%			
Elderly (62 and over)												
Number	0	0	37	0	61	0	6	0	104			
Percent	0.00%	0.00%	12.21%	0.00%	20.33%	0.00%	1.92%	0.00%	11.37%			
Total Low/Mod Income												
Number	0	0	303	0	300	0	312	0	915			
Percent	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%			
Persons in Female Headed Households												
Number	0	0	174	0	119	0	148	0	441			
Percent	0.00%	0.00%	57.43%	0.00%	39.67%	0.00%	47.44%	0.00%	48.20%			
HOUSING ACTIVITY TOTAL												
	0	0	303	0	300	0	312	0	915			

Prepared: 8/3/2001



**Exhibit III-30. Distribution of Income Levels Assisted**

**Total of CDBG Grants, HOME Grants & First Home Loans  
Closed During Program Year 2000**

<b>% of Area Median Income</b>	<b># of persons</b>	<b>% of PY 00 Beneficiaries</b>	<b># of units</b>	<b>% of PY 00 Units Assisted</b>
<b><i>Renters</i></b>				
0% - 30%	125	3%	61	4%
31% - 50%	175	5%	76	5%
51% - 60%	50	1%	21	1%
61% - 80%	30	1%	16	1%
<b><i>Owners</i></b>				
0% - 30%	196	5%	112	8%
31% - 50%	277	8%	125	8%
51% - 60%	198	6%	73	5%
61% - 80%	211	6%	68	5%
<b><i>Homeless</i></b>				
0% - 30%	153	4%	77	5%
31% - 50%	8	0%	3	0%
51% - 60%	0	0%	0	0%
61% - 80%	0	0%	0	0%
<b><i>Buyer</i></b>				
0% - 30%	77	2%	28	2%
31% - 50%	864	24%	299	20%
51% - 60%	610	17%	248	17%
61% - 80%	487	14%	216	15%
<b><i>Voluntary Acquisition/Demolition</i></b>				
0% - 30%	54	2%	22	1%
31% - 50%	19	1%	8	1%
51% - 60%	10	0%	3	0%
61% - 80%	29	1%	11	1%
N/A	20	1%	10	1%
<b><i>Total</i></b>	<b>3,593</b>	<b>100%</b>	<b>1,477</b>	<b>100%</b>

**Exhibit III-31. Distribution of Income Levels Assisted**

**IHFA CDBG Grants Closed During Program Year 2000**

<b>% of Area Median Income</b>	<b># of persons</b>	<b>% of PY 00 Beneficiaries</b>	<b># of units</b>	<b>% of PY 00 Units Assisted</b>
<b><i>Renters</i></b>				
0% - 30%	32	3%	11	2%
31% - 50%	26	2%	10	2%
51% - 60%	25	2%	8	2%
61% - 80%	30	3%	16	3%
<b><i>Owners</i></b>				
0% - 30%	142	14%	84	18%
31% - 50%	237	23%	104	22%
51% - 60%	160	15%	60	13%
61% - 80%	184	18%	57	12%
<b><i>Homeless</i></b>				
0% - 30%	81	8%	58	13%
31% - 50%	0	0%	0	0%
51% - 60%	0	0%	0	0%
61% - 80%	0	0%	0	0%
<b><i>Buyer</i></b>				
0% - 30%	0	0%	0	0%
31% - 50%	2	0%	1	0%
51% - 60%	0	0%	0	0%
61% - 80%	0	0%	0	0%
<b><i>Voluntary Acquisition/Demolition</i></b>				
0% - 30%	54	5%	22	5%
31% - 50%	19	2%	8	2%
51% - 60%	10	1%	3	1%
61% - 80%	29	3%	11	2%
N/A	20	2%	10	2%
<b><i>Total</i></b>	<b>1,051</b>	<b>100%</b>	<b>463</b>	<b>100%</b>

*Exhibit III-32. Distribution of Income Levels Assisted*

*IHFA HOME Grants Closed During Program Year 2000*

<b>% of Area Median Income</b>	<b># of persons</b>	<b>% of PY 00 Beneficiaries</b>	<b># of units</b>	<b>% of PY 00 Units Assisted</b>
<b><i>Renters</i></b>				
0% - 30%	93	10%	50	13%
31% - 50%	149	16%	66	18%
51% - 60%	25	3%	13	3%
61% - 80%	0	0%	0	0%
<b><i>Owners</i></b>				
0% - 30%	54	6%	28	7%
31% - 50%	40	4%	21	6%
51% - 60%	38	4%	13	3%
61% - 80%	27	3%	11	3%
<b><i>Homeless</i></b>				
0% - 30%	72	8%	19	5%
31% - 50%	8	1%	3	1%
51% - 60%	0	0%	0	0%
61% - 80%	0	0%	0	0%
<b><i>Buyer</i></b>				
0% - 30%	35	4%	14	4%
31% - 50%	153	17%	46	12%
51% - 60%	82	9%	29	8%
61% - 80%	141	15%	63	17%
<b><i>Total</i></b>	<b>917</b>	<b>100%</b>	<b>376</b>	<b>100%</b>

***Exhibit III-33. Distribution of Income Levels Assisted***

***First Home Plus Downpayment Assistance Program  
Loans Closed During Program Year 2000***

	<b># of persons</b>	<b>% of PY 00 Beneficiaries</b>	<b># of units</b>	<b>% of PY 00 Units Assisted</b>
<b><i>% AMI - Owners</i></b>				
0% - 30%	42	3%	14	2%
31% - 50%	709	44%	252	39%
51% - 60%	528	32%	219	34%
61% - 80%	346	21%	153	24%
<b>Total</b>	<b>1,625</b>	<b>100%</b>	<b>638</b>	<b>100%</b>
<b><i>Racial/Ethnic Group</i></b>				
White	1,216	75%	509	80%
Black	194	12%	71	11%
Native Americ	0	0%	0	0%
Asian/Pacific Isl	5	0%	2	0%
Hispanic	185	11%	48	8%
Incomplete Da	25	2%	8	1%
<b>Total</b>	<b>1,625</b>	<b>100%</b>	<b>638</b>	<b>100%</b>
<b><i>Household Characteristics</i></b>				
Single/Non Eld	397	24%	262	41%
Elderly	18	1%	9	1%
Related/Single P	512	32%	180	28%
Related/Parer	642	40%	159	25%
Other	56	3%	28	4%
<b>Total</b>	<b>1,625</b>	<b>100%</b>	<b>638</b>	<b>100%</b>



## **SECTION IV.**

### **Homeless Activities**

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## SECTION IV.

### Homeless Activities

The Emergency Shelter Grant (ESG), HOME Investment Partnerships Program (HOME) and Community Development Block Grants (CDBG) are the primary resources used for funding homeless activities in Indiana. The ESG may be used for rehabilitation or conversion of buildings into homeless shelters; shelter operating expenses; “essential services” (supportive services concerned with employment, health, substance abuse, and education); homeless prevention activities; and administrative costs. The ESG serves persons who are homeless or at high risk of becoming immediately homeless.

The State uses HOME funds for development, rehabilitation and preservation of affordable housing to mitigate the risk of homelessness, and development or rehabilitation of transitional housing. CDBG funding is used for construction or rehabilitation of emergency shelters.

During FY2000, the State received \$1.741 million in ESG dollars for non-entitlement communities throughout the State. In addition, almost \$3.1 million of HOME and CDBG funding was used in for transitional housing and emergency shelter development and rehabilitation.

This section of the CAPER discusses how these funds were used to mitigate the housing and shelter needs of the State’s homeless population.

#### Homelessness in Indiana

One of the biggest challenges in serving the needs of persons who are homeless is identifying the extent of their needs. Because the homeless are a transient, and often hidden population, data on the number of the population, their physical and mental health and other factors (e.g., education, financial resources, if any) are hard to measure. As a result, establishing priority needs for the homeless population can be very difficult. The State’s FY2000 Consolidated Plan and FY2001 Update contain the most recent data on the homeless population in the State of Indiana. This information is used by the Indiana Family and Social Services Administration (FSSA) and other state agencies to assess the needs of persons who are homeless and allocate funding to these needs.

#### Priority Needs

In addition to collecting quantitative measures of need for persons who are homeless, the State conducts citizen surveys and public forums, and interviews specialists in the State to gather qualitative information on the needs of the homeless. Although specific needs vary with individual circumstances, the needs of Indiana’s homeless generally include the following:

- Beds for single homeless individuals, estimated at 561;
- Beds for homeless families, estimated at 436;
- Child care;

- Health care, including mental health care;
- Substance abuse treatment;
- Job training, education, and employment;
- Transportation; and
- Resources about the availability and location of shelters and supportive services (particularly in rural areas).

These needs are used to develop the funding allocation plan (primarily for ESG) during the program year.

### **Continuum of Care**

This section discusses the State's Continuum of Care and how the four HUD grants, particularly the ESG, have supported Continuum of Care efforts.

One of the top-level goals of the 2000 five-year Consolidated Plan was to enhance the State's Continuum of Care. The Continuum of Care is evolving from an informal network of continuums (some better organized than others) into a formalized, coordinated statewide care network. The State has been working very hard to develop the Continuum into an organized network with defined regions where funding can be concentrated to meet each region's greatest needs.

**Continuum of Care administration.** Indiana's Continuum of Care process is flexible and dynamic and involves organizations on the state, regional and local level. Administration and program implementation occur from both the "top down" and the "bottom up." Leadership for developing a formalized Continuum of Care network has occurred at the state level through the Indiana Coalition on Housing and Homeless Issues (ICHHI), with assistance from the four grantee agencies for the Consolidated Plan: the Indiana Department of Commerce (IDOC), the Indiana Housing Finance Authority (IHFA), FSSA and the Indiana Department of Health (ISDH)<sup>1</sup>. Issue identification often occurs at the local level, and state agencies become involved to respond to such issues.

**Continuum of Care progress.** An organized Continuum of Care development process began during the 2000 program year. The Consolidated Plan Coordinating Committee included a top-level goal of strengthening the State's Continuum of Care in the FY2000 five-year Consolidated Plan.

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<sup>1</sup> ICHHI is a statewide association dedicated to the right of all Indiana citizens to safe, decent, and affordable housing and necessary supportive services. The Coalition acts as a unifying entity for community-based organizations, assisting individuals and local organizations in development of affordable housing and supportive service programs and strategies.



The action items related to this goal include the following:

1. Continue to submit an annual SuperNOFA application to fund continuum of care activities.
2. Encourage the formation of regional continuum of care consortia to coordinate continuum of care activities and provide guidance on specific needs.
3. Continue statewide nonprofit training provided by ICHHI for SuperNOFA grant applications.
4. Expand the funding available for shelter and transitional housing development in IHFA's Housing from Shelters to Homeownership program.
5. Explore the option of using Temporary Assistance to Needy Families (TANF) dollars to subsidize rental housing.
6. Continue to work to improve the FSSA's ESG applications and scoring process to emphasize continuum of care services.
7. Review the organization of homeless and ESG functions; evaluate how to ensure a more coordinated approach between shelter funding and the Continuum of Care.

Some of these action items are completed on an annual basis (e.g., submission of a SuperNOFA application, training for grant applicants). Most of the action items are longer term activities on which the Consolidated Plan Committee is currently working.

During the 2000 program year, the State organized a Continuum of Care Coordinating Committee. The purpose of the Committee is to organize and oversee the formation of the regional continuum of care consortia, in addition to submitting the annual SuperNOFA application. The Committee has been meeting regularly and has developed key contacts throughout the State who are involved in delivery of services to the homeless. Members of the Committee also met with administrators of the State of Kentucky Continuum of Care – the model that Indiana is using to construct its network.

The Committee's efforts have continued in program year 2001. The goals for program years 2001 and 2002 include:

- Development of defined State Continuum of Care regions;
- Establishing deputies, or key points of contact, in each region;
- Researching use of the HMIS software packages to ensure that information systems would be compatible throughout the State;
- Further development of the State's Continuum of Care system, using Kentucky as a model; and
- Conducting training on the Continuum of Care approach and development.

**Grantee involvement.** FSSA is a key player in the administrative components of the Continuum of Care. An FSSA representative sits on the newly established Continuum of Care Committee. FSSA has assisted in enhancing the State's Continuum of Care through implementing scoring preferences on the ESG application that emphasize Continuum of Care activities and encourage shelter participation in local networks. FSSA has also been working with other committee members to evaluate how the ESG and Continuum of Care functions could be more integrated.

At the program level, FSSA has been investigating the potential to use TANF dollars to subsidize rental housing. For example, FSSA recently worked with ICHHI to develop policies where TANF dollars could be used to pay for some emergency shelter costs, based on an identified need by a local shelter. FSSA is also implementing a Shelter Plus Care program designed to serve smaller, rural areas without the capacity to implement an independent program. FSSA also holds regular meetings with domestic violence shelters throughout the State to better understand their needs.

The IHFA has also played a key role in developing the Continuum of Care. As discussed below, IHFA has funded more than \$3 million in the 2000 program year for emergency shelter and transitional housing development. IHFA has an annual set aside dedicated to homeless initiatives and recently increased this goal amount from \$2.5 million to \$3 million.

In addition, IHFA has provided financial support for the development of the Continuum of Care. During program year 1999, IHFA awarded a HOME grant of \$25,000 to ICHHI for the following activities:

- Strengthen the State's Continuum of Care application;
- Provide direct training and assistance to organizations submitting applications;
- Organize and facilitate a review and ranking of the Continuum of Care projects;
- Submit a Continuum of Care application to HUD; and
- Provide follow up technical assistance to organizations as needed to strengthen their project design and budget.

During 2000, IHFA awarded ICHHI a grant for \$79,385. This grant will be used to further develop regional continuum of care networks, based on the State of Kentucky model advocated by HUD. ICHHI will serve as the primary contact for the Continuum of Care and, in addition to overseeing the State Continuum of Care grant application, will manage all activities associated with the development of regional continuums.

In addition, an IHFA representative sits on the Continuum of Care Coordinating Committee and actively participates in the efforts to develop Care regions and strengthen the State's Continuum.

## Emergency Shelter Grant

**Activities funded.** During the 2000 program year, the State of Indiana received an Emergency Shelter Grant of \$1.741 million to use for homeless shelter support, services and operations, homeless prevention activities and limited administrative costs.

Section II of the CAPER contains the State's five-year Consolidated Plan objectives and the 2000 program year action plan. ESG activities for program year 2000 supported the goals of both. The homeless prevention activities funded by the ESG program — specifically, the rental and mortgage payment assistance to prevent eviction and foreclosure — helped to preserve affordable housing for those at risk of homelessness. The essential service activities funded job training and education activities for the very low income residents of homeless shelters. Through the provision of operating dollars to existing shelters, ESG funds were a critical component in preserving and strengthening the safety net for the State's special needs groups.

As in past years, the State chose to allocate this funding to three primary activities: essential services, operations, and homeless prevention activities. These types of activities are described below.

**Essential Services.** In program year 2000, \$318,000, or 18 percent of total ESG grant spent during the program year, was allocated to essential services. Essential services consist of supportive services provided by shelters for persons who are homeless. These services vary, as they are tailored to client needs. In general, essential services consist of the following:

- Employment services: job placement, job training, and employment counseling;
- Health care services: medical and psychological counseling, nutrition counseling, and substance abuse treatment; and
- Other services: Assistance in locating permanent housing and income assistance, child care and transportation.

**Shelter Operations.** Sixty-nine percent of the ESG funds spent by the State for program year 2000 – \$1.2 million – was allocated to shelter operation activities. These funds were used by shelters for operating and maintenance costs, shelter lease costs, capital expenses, payment of utilities, purchases of equipment and furnishings, provision of security, and purchase of food.

The State believes that the greatest need of shelters is for operational subsidies. Running a shelter for the homeless is a tough business: the work is challenging and intense, staff turnover can be high, client needs almost always exceed the services available and funding is scarce and very competitive. Given these factors, it has been the policy of the State to allocate the majority of ESG funding to shelter operations. The State has chosen not to allocate ESG funding to rehabilitation or redevelopment of buildings into shelters for two reasons: 1) The need for operational funding is so great, and 2) The CDBG program administered by the Indiana Housing Finance Authority provides funding for shelter construction and redevelopment.

**Homeless Prevention.** The State believes in taking a proactive approach to the problem of homelessness. Once a person becomes homeless, it can be very difficult to move them back into permanent housing. During the 2000 program year, the State allocated \$99,000, or 6 percent of ESG funding, to homeless prevention activities.

The State assisted those at risk of becoming homeless through the following:

- Short term rental and mortgage subsidies to prevent evictions or foreclosures;
- Payment of apartment security deposits;
- Mediation of landlord/tenant disputes; and
- Provision of legal services for tenants in eviction proceedings.

**Remainder of Funding.** A total of \$88,500 of 2000 program year funding was used for grant administration. The remaining amount of the ESG (about \$35,000) was unexpended.

**Additional Programs.** In 1999, \$90,000 of unexpended ESG funds from the 1998 program year was used to develop a pilot program directly assisting the children of homeless families. The purpose of the program was twofold:

- Enrich or enhance a shelter's current services or to entail a new program aimed at children; and
- Address the services needed for homeless children that could include interpersonal skills, tutoring, mentoring, nutrition, self-esteem and motivational skills.

During program years 1999 and 2000, three social service programs received \$30,000 each to support activities for children currently residing in shelters in their service areas. A total of 337 unduplicated children were served. The children received services ranging from on-site tutoring to counseling to after school programs and recreation.

This program has been continued in 2001; FSSA is currently accepting applications from interested shelters.

## **Donations**

Cash and in-kind donations from private individuals, organizations and other government entities provide another vital source of funding for the State's shelters. These donations came from a variety of sources including foundations and nonprofit organizations, local fund drives and small individual contributions. In-kind donations consist of tangible goods such as furniture, clothing, equipment, as well as volunteer labor. The value of volunteer labor uses an average \$5 per hour "wage" rate.

Exhibit IV-1 shows the level of matching funds received in program years 1998, 1999 and 2000 along with a ratio of matching funds to the total amount of award in both years. As the exhibit demonstrates, the level of cash awards declined during the 2000 program year. This was offset by a large increase in in-kind donations, producing a ratio of total match to total awards that was about the same as in 1999.

**Exhibit IV-1.**  
**Cash and In-Kind Funding, ESG Program Years 1998 through 2000**

<i>Program</i>	<i>FY2000</i>	<i>FY1999</i>	<i>FY1998</i>
Cash Match	\$1,162,529	\$1,809,550	\$1,918,213
In-Kind Match	\$1,321,985	\$801,514	\$773,455
Total Match	\$2,484,514	\$2,611,064	\$2,691,668
Cash Match to Total Amount of Awards	0.72	1.06	1.17
Total Match to Total Amount of Awards	1.54	1.53	1.64

Source: Indiana Family and Social Services Administration.

### Overall Program Year Allocation

Exhibit IV-2 shows how funding was been allocated among essential services, operations and homeless prevention activities in program years 1999 and 2000.

**Exhibit IV-2.**  
**Allocation of ESG Grant by Activity Type, Program Years 1999 and 2000**

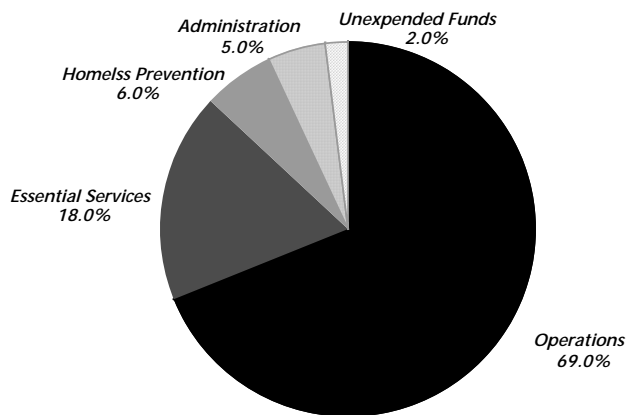
<i>Activity Type</i>	<i>FY2000 Dollars</i>	<i>FY2000 Percentage</i>	<i>FY1999 Dollars</i>	<i>FY1999 Percentage</i>
Essential Services	\$317,997	18%	\$333,417	19%
Operations	1,200,404	69	1,202,822	69
Homeless Prevention	98,927	6	111,832	6
Pilot Program	–	–	–	0
Unexpended Funds	35,172	–	39,248	2
Administration	88,500	–	51,680	3
<b>Total</b>	<b>\$1,741,000</b>	<b>100%</b>	<b>\$1,739,000</b>	<b>100%</b>

Source: Indiana Family and Social Services Administration.

As Exhibit IV-3 shows, the majority of program year 2000 funding supported shelter operations, followed by essential services and homeless prevention activities.

**Exhibit IV-3.**

**Program Year 2000 Funding Allocation**



Source: Indiana Family and Social Services Administration.

Exhibits IV-4 and IV-5, attached at the end of this section, list the shelters that received funding for program year 2000, along with the amount and type of award received, cash and in-kind matches and the estimated number of beds provided and persons served.

As Exhibit IV-6 demonstrates, the number of shelters funded, beds and persons supported by the funding were much higher in 2000. The number of beds and persons served are provided by the grantee shelters, and, as such, may vary from year to year depending on the shelters funded and their methodologies for calculating such information. (In fact, the number of persons served was much higher in 2000 due, in part, to improved reporting techniques).

**Exhibit IV-6.**

**Summary Statistics, ESG Funding Program Years 1998 through 2000**

Category	FY2000	FY1999	FY1998
Number of Grants	87	72	67
Number of Beds	3,296	2,532	2,672
Unduplicated Persons Served	40,413	17,861	20,170
Duplicated Persons Served	91,510	37,947	42,352
Average Award	\$18,590	\$23,691	\$24,482
Highest Award Amount	\$43,421	\$60,000	\$69,464
Lowest Award Amount	\$9,200	\$5,500	\$5,500

Source: Indiana Family and Social Services Administration.

**Grant monitoring.** FSSA closely monitors the shelters it funds. FSSA has developed a comprehensive monitoring tool that is used in personal visits to shelters.

The purpose of the monitoring is twofold:

- To ensure that the shelters receiving a grant are in compliance with program regulations; and
- To better identify needs of the State's shelters and homeless populations.

In 2000, 30 shelters were monitored (5 more than is required). A copy of the monitoring tool developed and used by FSSA is attached.

**Other activities.** FSSA has been involved in a number of activities that support the Continuum of Care process and help to identify needs and increase services for the State's homeless population.

***Shelter Search program.*** Perhaps the most exciting activity in which FSSA has been involved is the development of the Shelter Search computer program. Shelter Search is a web-based application created for emergency shelters. The program allows staff at shelters that are filled to capacity or unable to serve persons who are homeless to be able to access information about beds and services available at nearby shelters. Staff members are able to make necessary arrangements to relocate shelter visitors to the nearest available and appropriate shelter. Staff can also dedicate more time directly to supporting the needs of shelter visitors. Before the program, staff spent a significant amount of time calling nearby shelters in search of available beds and services. In 2001, FSSA's Shelter Search program won a Civic 50 award from Civic.com magazine.

***Homeless prevention (youth).*** A member of FSSA recently joined the Indiana Independent Living Initiative Steering Committee. The focus of the steering committee is to improve services for 18-21-year-olds coming out of foster care. FSSA also serves on a subcommittee within this group called the Transitional Housing Work Team. The goals of the subcommittee are:

- Develop a continuum of housing options;
- Investigate a variety of funding options;
- Build multiple relationships;
- Increase the number of youth served; and
- Seek out ways to communicate this process to a wider community audience.

***Faith-based initiative.*** FSSA recently teamed with HUD to conduct a Faith-based Community Workshop in March and April 2001 in South Bend, Evansville and Indianapolis. All faith-based and community development organizations attended to gain more information about the State's housing and community development programs, including ESG and HOME, and learn how faith-based organizations can fit into such programs.

## HOME and CDBG Funding

IHFA has continued its commitment to entities that provide housing for persons who are homeless. IHFA has developed a “Homeless Initiative,” which involves an annual commitment of HOME and CDBG funds to emergency shelter and transitional housing projects. In 2000, IHFA increased the amount dedicated annually to such projects to from \$2.5 million to \$3 million.

During the FY2000 program year, this \$3 million was used to fund emergency shelter and transitional housing projects. The following exhibit shows the grantees, programs, anticipated number of units funded, award amounts and activities for these projects.

### *Exhibit IV-7.*

#### *Shelter and Transitional Housing Funded by HOME and CDBG, Program Year 2000*

<i>Grantee</i>	<i>Description</i>	<i>Award Date</i>	<i>Units Developed</i>	<i>County</i>	<i>Award Amount</i>
Marion	Emergency Shelter - New Construction	7/27/2000	20	Grant	\$384,120
Dillsboro	Emergency Shelter - New Construction	11/16/2000	50	Dearborn	\$500,000
Monroe County	Emergency Shelter - Rehabilitation	7/27/2000	22	Monroe	\$12,639
Wayne County	Emergency Shelter - Rehabilitation	11/16/2000	24	Wayne	\$400,000
Knox Co. Task Force Against Domestic Violence, Inc.	Transitional Housing - New Construction	7/27/2000	4	Knox	\$160,000
YWCA of St. Joseph County	Transitional Housing - New Construction	11/16/2000	20	St. Joseph	\$500,000
Housing Opportunities, Inc.	Transitional Housing - Rehabilitation	7/27/2000	8	Porter	\$132,390
Genesis Outreach, Inc.	Transitional Housing - Rehabilitation	3/22/2001	5	Allen	\$119,300
Human Services, Inc.	Transitional Housing - Rehabilitation	7/27/2000	3	Bartholomew	\$100,000
Mental Health Association in Indiana, Inc.	Transitional Housing - Rehabilitation	7/27/2000	3	Tippecanoe	\$55,407
Twin Oaks Housing Corporation	Transitional Housing - Rehabilitation	3/22/2001	2	Montgomery	\$80,000
United Caring Shelters, Inc.	Transitional Housing - Rehabilitation	11/16/2000	11	Vanderburgh	\$385,000
Michigan City Housing Authority	Transitional Housing - Rehabilitation	11/16/2000	6	LaPorte	\$236,000

Source: Indiana Housing Finance Authority.



## Summary of Accomplishments

The exhibit below matches the needs of the State's homeless with the activities funded with ESG, HOME and CDBG dollars during the 2000 program year.

### *Exhibit IV-8.*

#### *Summary Statistics, ESG Funding Program Years 1998 and 1999*

<i>Top Needs</i>	<i>Essential Services Grants</i>	<i>Operational Grants</i>	<i>Homeless Prevention Activities</i>	<i>Homeless Children Pilot Program</i>	<i>HOME</i>	<i>CDBG</i>
Beds for Single Homeless Persons		■			■	■
Beds for Homeless Families		■		■	■	■
Child Care	■			■		■
Health Care	■			■		
Substance Abuse Services	■					
Job Training, Education, Employment	■			■		■
Transportation	■			■		
Resource/Referral System	■		■	■		

Source: Indiana Family and Social Services Administration and BBC Research & Consulting.

**Exhibit IV-4. Program Year 2000 ESG Awards Granted**

<i>2000-2001 CLOSEOUT REPORTS</i>				
<i>SHELTERS</i>	<i>ESSENTIAL SERVICES Total</i>	<i>OPERATIONS Total</i>	<i>HOMELESS PREVENTION Total</i>	<i>TOTAL EXPENDITURES</i>
Aids Ministries/ Aids Assist	\$6,755	\$1,350	\$7,220	\$15,325
Alibon Fellows Bacon Center	\$1,100	\$10,251	\$0	\$11,351
Alternatives, Inc.	\$1,250	\$40,748	\$1,000	\$42,998
Bashor Home of the United Method Church	\$0	\$10,000	\$0	\$10,000
CAPE	\$0	\$27,890	\$1,908	\$29,798
Catholic Social Serv. Center (Holy Family	\$3,000	\$19,154	\$3,000	\$25,154
Center For The Homeless	\$0	\$33,109	\$0	\$33,109
Center For Women and Family	\$0	\$43,421	\$0	\$43,421
Christian Community Action of Porter	\$1,000	\$1,000	\$8,000	\$10,000
Christian Love Help Center	\$1,781	\$7,204	\$3,683	\$12,668
Chrysalis Women's Addiction	\$0	\$17,216	\$0	\$17,216
Crisis Connection	\$0	\$8,058	\$7,924	\$15,982
Citizen Concerned for Homeless	\$7,143	\$14,141	\$0	\$21,284
City of Gary Commission on Women	\$0	\$17,027	\$0	\$17,027
Community and Family Services	\$3,365	\$6,811	\$925	\$11,101
Community Serv. Cent. Of Morgan City	\$7,525	\$26,476	\$7,266	\$41,267
Council on Domestic Abuse	\$286	\$9,714	\$0	\$10,000
Crisis Center, Inc., A Youth Service Bureau	\$0	\$10,216	\$0	\$10,216
Dayspring Center, Inc.	\$17,240	\$0	\$3,135	\$20,375
Dismas, Inc.	\$4,000	\$6,024	\$0	\$10,024
ECHO Housing	\$1,000	\$9,000	\$0	\$10,000
Elijah Haven Crisis Intervention Center	\$0	\$9,200	\$0	\$9,200
Emmaus Mission Center, Inc.	\$3,693	\$6,307	\$0	\$10,000
Evansville Goodwill Industry	\$10,536	\$8,620	\$0	\$19,156
Family Crisis Shelter of Mont. Cty.	\$1,600	\$7,947	\$2,200	\$11,747
Family Service Society	\$2,423	\$25,953	\$1,720	\$30,096
Family Services of Delaware County	\$10,670	\$16,148	\$0	\$26,818
Family Services of Elkhart	\$1,700	\$25,931	\$0	\$27,631
G- castle Hous. Authr. A-WayHome	\$0	\$12,770	\$0	\$12,770
Genesis Outreach	\$5,000	\$4,999	\$0	\$9,999
Genesis Place	\$0	\$21,284	\$0	\$21,284
Goshen Interfaith	\$1,172	\$19,474	\$4,223	\$24,868
Hancock Hope House, Inc.	\$0	\$24,079	\$0	\$24,079
Haven House (Hammond, In) Svcs.	\$0	\$10,000	\$0	\$10,000
Haven House (Jeffersonville) Inc.	\$25,959	\$17,019	\$0	\$42,977

**Exhibit IV-4. Program Year 2000 ESG Awards Granted**

<b>2000-2001 CLOSEOUT REPORTS</b>				
<b>SHELTERS</b>	<b>ESSENTIAL SERVICES Total</b>	<b>OPERATIONS Total</b>	<b>HOMELESS PREVENTION Total</b>	<b>TOTAL EXPENDITURES</b>
Heart House, Inc.	\$6,200	\$2,000	\$1,000	\$9,200
Hope House	\$3,000	\$8,351	\$0	\$11,351
Horizon House	\$16,800	\$16,600	\$2,443	\$35,843
Human Services	\$11,032	\$13,448	\$1,000	\$25,480
Indianapolis Interfaith Hospitality	\$3,047	\$4,047	\$2,106	\$9,200
Interfaith Mission, Inc.	\$3,815	\$5,844	\$341	\$10,000
Julian Center	\$12,000	\$20,113	\$0	\$32,113
Knox Co. Task Force Against DV	\$200	\$15,949	\$100	\$16,249
Kosciusko County Shelter for Abuse	\$11,649	\$26,560	\$0	\$38,209
Laf. Trans. House.D/b/a/ Lincoln Center	\$7,098	\$13,197	\$0	\$20,295
Lafayette Transitional Housing	\$8,933	\$16,866	\$0	\$25,799
Lafayette Urban Ministry	\$4,322	\$13,674	\$5,000	\$22,996
Life Choice	\$0	\$22,135	\$0	\$22,135
Life Treatment Center	\$6,313	\$18,937	\$0	\$25,250
Marg. Alexd. Child Cent., 2nd Chance	\$1,437	\$8,880	\$0	\$10,317
Marion Home for Pregnant Adolescents	\$7,561	\$13,723	\$0	\$21,284
Mental Health Asso. of Tippecanoe Cty.	\$7,378	\$15,418	\$1,800	\$24,595
Middle Way House	\$7,149	\$14,135	\$0	\$21,284
Noble House	\$3,600	\$6,391	\$0	\$9,991
North Central Indiana Rural Crisis Center	\$700	\$10,881	\$2,700	\$14,281
Open Door Community Services	\$3,500	\$32,618	\$0	\$36,118
Ozanam Family Shelter	\$470	\$15,766	\$0	\$16,236
Prisoner & Community Together	\$0	\$7,000	\$3,000	\$10,000
Project Stepping Stone of Muncie	\$0	\$10,000	\$0	\$10,000
Providence Self-Sufficiency Ministries, Inc.	\$0	\$9,595	\$0	\$9,595
Quest For Excellence/ W.I.N.G.S.	\$801	\$19,030	\$600	\$20,431
Safe Passage	\$0	\$10,000	\$0	\$10,000
Salvation Army Day Center	\$2,188	\$7,016	\$796	\$10,000
Sal. Army Social Service Center	\$5,818	\$19,191	\$2,660	\$27,669
Salvation Army of Evansville	\$865	\$13,587	\$1,975	\$16,427
Salvation Army of Lafayette	\$705	\$4,400	\$4,895	\$10,000
Salvation Army of Vincennes	\$3,497	\$0	\$6,504	\$10,000
Salvation Army, Harbor Light Center	\$10,316	\$14,107	\$0	\$24,423
Shelter Inc.	\$11,036	\$31,962	\$0	\$42,998
St. Elizabeth's of Southern Indiana	\$13,478	\$16,482	\$0	\$29,960

**Exhibit IV-4. Program Year 2000 ESG Awards Granted**

<i>2000-2001 CLOSEOUT REPORTS</i>				
<i>SHELTERS</i>	<i>ESSENTIAL SERVICES Total</i>	<i>OPERATIONS Total</i>	<i>HOMELESS PREVENTION Total</i>	<i>TOTAL EXPENDITURES</i>
St. Jude House	\$0	\$11,881	\$0	\$11,881
Stepping Stone Shelter for Women	\$0	\$14,757	\$0	\$14,757
Stepping Stone for Veterans, Inc.	\$3,623	\$6,377	\$0	\$10,000
The Caring Place	\$589	\$22,630	\$0	\$23,219
The House of Bread & Peace	\$0	\$7,139	\$2,861	\$10,000
Turing Point	\$0	\$20,220	\$0	\$20,220
Twin Oaks Housing Corporation	\$1,057	\$4,500	\$4,443	\$10,000
Roosevelt (Unchained Ministries)	\$100	\$7,400	\$2,500	\$10,000
United Caring Shelters	\$1,200	\$17,719	\$0	\$18,919
Vincent House	\$3,096	\$7,224	\$0	\$10,320
Youth Service Bureau of St. Joseph	\$621	\$10,730	\$0	\$11,351
YWCA of Lafayette, In.	\$6,100	\$10,454	\$0	\$16,554
YWCA of Evansville	\$0	\$11,351	\$0	\$11,351
YWCA of Ft. Wayne	\$3,457	\$6,543	\$0	\$10,000
YWCA OF Kokomo (Family Intervention Center)		\$10,000		\$10,000
YWCA of Richmond	\$52	\$15,136	\$0	\$15,187
YWCA of St. Joseph County	\$5,000	\$9,899	\$0	\$14,899
<b>Total</b>	<b>\$317,997</b>	<b>\$1,200,404</b>	<b>\$98,927</b>	<b>\$1,617,328</b>

Source: Family and Social Services Administration.

*Exhibit IV-5. Program Year 2000 Grantees, Matching Funds, and Beds Produced/Persons Served*

<i>Grantee</i>	<i>Cash Match</i>	<i>Inkind Match</i>	<i>Total Match</i>	<i># of Beds</i>	<i>Unduplicated Count</i>	<i>Duplicated Count</i>	<i># of Beds occupied on 5/23/01</i>
ADMINISTRATION \$88,500							
AIDS MINISTRIES/AIDS ASSIST	\$0	\$15,325	\$15,325	5	219	680	4
ALBION FELLOWS BACON CENTER	\$13,513	\$0	\$13,513	33	248	334	19
ALTERNATIVE INC MADI CTY	\$19,134	\$23,864	\$42,998	34	353	356	13
BASHOR CHILDREN'S HOME	\$0	\$188,000	\$188,000	24	156	12	12
CATHOLIC SOCIAL SERVICES/HOLY FAM SH	\$0	\$25,154	\$25,154	80	623	5	53
CENTER FOR THE HOMELESS	\$0	\$35,859	\$35,859	195	2,391	0	177
CENTER FOR WOMEN AND FAMILIES	\$43,421	\$0	\$43,421	36	283	15	16
CHRISTIAN COMM. ACTION OF PORTER CO	\$5,000	\$5,000	\$10,000	31	85	35	17
CHRISTIAN LOVE HELP CENTER	\$0	\$12,668	\$12,668	27	1,179	5,641	10
CHRYSLIS WOMEN'S ADDICTION (out of business)	\$0	\$0	\$0	0	0	0	0
CITIZENS CONCERNED FOR HOMELESS	\$0	\$21,284	\$21,284	32	89	5	22
COLUMBUS REG SHELTER FOR DV-Turnin Poin	\$0	\$20,220	\$20,220	26	467	21	17
COMMUNITY ACTION PROG OF EVAN & VAN	\$0	\$30,160	\$30,160	6	46	0	6
COMMUNITY AND FAMILY SERVICES	\$23,332	\$17,587	\$40,919	14	34	0	4
COMMUNITY SERVICE CENTER FO MORGAN	\$35,253	\$6,014	\$41,267	40	223	90	25
COUNCIL ON DOMESTIC ABUSE	\$0	\$10,000	\$10,000	16	47	2	9
CRISIS CENTER, A YOUTH SERVICE BUR.	\$0	\$10,216	\$10,216	52	732	1,502	39
CRISIS CONNECTION	\$4,900	\$11,082	\$15,982	28	1,245	0	2
DAYSPRING CENTER	\$110,000	\$0	\$110,000	70	856	20	50
DISMAS, INC	\$39,639	\$21,065	\$60,704	15	65	1	10
ECHO HOUSING CORP.	\$0	\$41,672	\$41,672	164	105	0	55
ELIJAH HAVEN CRISIS INTERVENTION CENTER	\$0	\$9,200	\$9,200	14	48	3	8
EMMAUS MISSION CENTER, INC.	\$0	\$10,000	\$10,000	10	1,978	6,480	3
EVANSVILLE GOODWILL INDUST.	\$19,156	\$0	\$19,156	44	83	256	34
FAMILY CRISIS SHELTER	\$0	\$13,660	\$13,660	56	93	0	
FAMILY SERVICE SOCIETY	\$6,784	\$23,312	\$30,096	15	220	156	0
FAMILY SERVICES OF DELAWARE COUNTY	\$0	\$26,818	\$26,818	23	396	765	15
FAMILY SERVICES OF ELKHART COUNTY	\$3,000	\$24,631	\$27,631	45	199	117	16
GARY COMM. ON THE STATUS OF WOMEN	\$0	\$17,027	\$17,027	43	383	316	26
GENESIS OUTREACH	\$5,000	\$5,000	\$10,000	8	32	3	8
GENESIS PLACE, INC.	\$5,000	\$16,284	\$21,284	37	56	3	26
GOSHEN INTERFAITH	\$0	\$24,868	\$24,868	16	86	65	9
HANCOCK HOPE HOUSE, INC.	\$37,681	\$7,835	\$45,516	39	122	24	12
HAVEN HOUSE SERVICES	\$42,977	\$20,000	\$62,977	129	2,325	919	69
HAVEN HOUSE, INC.	\$3,000	\$7,000	\$10,000	22	351	459	5
HEART HOUSE	\$0	\$10,000	\$10,000	100	385	0	25

*Exhibit IV-5. Program Year 2000 Grantees, Matching Funds, and Beds Produced/Persons Served*

<i>Grantee</i>	<i>Cash Match</i>	<i>Inkind Match</i>	<i>Total Match</i>	<i># of Beds</i>	<i>Unduplicated Count</i>	<i>Duplicated Count</i>	<i># of Beds occupied on 5/23/01</i>
HOPE HOUSE	\$22,000	\$10,000	\$32,000	11	62	2	11
HORIZON HOUSE, INC.	\$0	\$35,843	\$35,843	0	474	376	0
HOUSING AUTHORITY OF GREENCASTLE	\$12,770	\$0	\$12,770	40	138	32	18
HUMAN SERVICES	\$26,080	\$8,400	\$34,480	21	87	0	9
INDIANAPOLIS INTERFAITH HOSPITALITY NETWORK	\$0	\$10,000	\$10,000	28	252	5	28
INTERFAITH MISSION, INC.	\$0	\$10,000	\$10,000	8	47	1	3
KNOX COUNTY D/B/A HARBOR HOUSE	\$16,249	\$0	\$16,249	14	683	30	6
KOSCIUSKO CTY D/B/A THE BEAMAN HOME	\$0	\$38,209	\$38,209	17	192	16	9
LAFAYETTE TRAN. HOUSING-Lincoln Center	\$36,666	\$0	\$36,666	75	2,648	509	77
LAFAYETTE TRANSITIONALHOUSING CENTER	\$23,056	\$0	\$23,056	167	237	94	56
LAFAYETTE URBAN MINISTRY	\$22,996	\$0	\$22,996	38	212	464	28
LIFE CHOICE	\$22,135	\$0	\$22,135	33	36	0	2
LIFE TREATMENT CENTER	\$0	\$50,500	\$50,500	18	1,074	0	18
MARGARET ALEX, CHILD/2ND CHANCE	\$0	\$11,919	\$11,919	15	85	8	9
MARION HOME FOUNDATION	\$4,000	\$21,000	\$25,000	18	36	0	8
MENTAL HEALTH ASSO. OF TIPPEC. CTY.	\$7,898	\$18,635	\$26,532	n/a	1,001	18,745	0
MIDDLE WAY HOUSE	\$14,000	\$9,000	\$23,000	104	236	2	3
NO. CENTRAL INDIANA RURAL CRISIS CENT.	\$0	\$14,281	\$14,281	15	94	100	10
NOBEL HOUSE	\$12,378	\$19,848	\$32,226	35	236	0	29
OPEN DOOR COMMUNITY SERVICES	\$0	\$36,200	\$36,200	25	107	0	15
OZANAM FAMILY SHELTER CORP	\$197,855	\$0	\$197,855	74	651	0	32
PRISONER & COMMUNITY TOGETHER, INC.	\$10,000	\$10,000	\$20,000	17	109	5	6
PROJECT STEPPING STONE OF MUNCIE	\$10,000	\$0	\$10,000	13	63	5	11
PROVIDENCE SELF SUFF. MINISTRIES, INC	\$0	\$10,000	\$0	6	10	6	6
QUEST FOR EXCELLENCE D/B/A WINGS	\$20,431	\$0	\$20,431	11	221	0	10
SALVATION ARMY DAY CENTER	\$10,000	\$0	\$10,000	n/a	1,881	2,752	0
SALVATION ARMY - EVANSVILLE	\$42,795	\$97,017	\$139,812	40	427	121	35
SALVATION ARMY HARBOR LIGHT CENTER	\$24,423	\$0	\$24,423	189	3,165	0	152
SALVATION ARMY OF LAFAYETTE	\$12,000	\$0	\$12,000	18	161	168	9
SALVATION ARMY OF VINCENNES	\$36,793	\$0	\$36,793	0	369	2	0
SALVATION ARMY SOCIAL SERVICE CENTE	\$27,619	\$0	\$27,619	99	874	0	89
SHELTER, INC.	\$0	\$42,998	\$42,998	107	1,044	611	55
SOUTHEAST IN CRISIS INTER (SAFE PASSAGE)	\$0	\$10,000	\$10,000	5	473	33	5
ST JUDE HOUSE	\$11,881	\$0	\$11,881	56	771	130	22
ST. ELIZABETH'S OF SOUTHERN IND.	\$0	\$24,033	\$24,033	17	468	0	10
STEPPING STONE SHELTER FOR WOMEN	\$14,757	\$0	\$14,757	35	205	10	15
STEPPING STONES FOR VETERANS, INC.	\$6,396	\$3,604	\$10,000	58	228	0	49

*Exhibit IV-5. Program Year 2000 Grantees, Matching Funds, and Beds Produced/Persons Served*

<i>Grantee</i>	<i>Cash Match</i>	<i>Inkind Match</i>	<i>Total Match</i>	<i># of Beds</i>	<i>Unduplicated Count</i>	<i>Duplicated Count</i>	<i># of Beds occupied on 5/23/01</i>
THE CARING PLACE	\$28,310	\$0	\$28,310	36	136	0	20
THE HOUSE OF BREAD AND PEACE	\$0	\$10,000	\$10,000	15	109	2	13
THE JULIAN CENTER	\$0	\$32,113	\$32,113	49	503	0	29
TWIN OAKS HOUSING CORP	\$0	\$21,250	\$21,250	4	80	2	0
UNCHAINED MINISTRIES	\$0	\$10,000	\$10,000	36	68	5	22
UNITED CARING SHELTERS	\$0	\$18,919	\$18,919	60	1,308	45,964	30
VINCENT HOUSE	\$3,096	\$7,224	\$10,320	37	136	0	35
YOUTH SERVICE BUREAU OF ST. JOE CTY.	\$11,351	\$0	\$11,351	10	57	0	5
YWCA OF EVANSVILLE	\$11,351	\$0	\$11,351	59	689	825	24
YWCA OF FT. WAYNE	\$10,000	\$0	\$10,000	69	1,285	1,477	0
YWCA OF KOKOMO	\$0	\$10,000	\$10,000	37	107	0	17
YWCA OF LAFAYETTE	\$16,554	\$0	\$16,554	31	419	446	16
YWCA OF RICHMOND	\$5,000	\$10,187	\$15,187	19	77	80	4
YWCA OF ST. JOSEPH COUNTY	\$14,899	\$0	\$14,899	49	179	197	15
<b>TOTALS</b>	<b>\$1,162,529</b>	<b>\$1,321,985</b>	<b>\$2,484,515</b>	<b>3,296</b>	<b>40,413</b>	<b>91,510</b>	<b>1,891</b>

Source: Family and Social Services Administration.

**SECTION V.**  
**Activities to Assist Persons with HIV/AIDS**

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## SECTION V.

### Activities to Assist Persons with HIV/AIDS

During Program Year 2000, the State of Indiana received a total of \$654,000 in Housing Opportunities for People With Aids (HOPWA) funding from the U.S. Department of Housing and Urban Development (HUD). The HOPWA grant provides housing and social support activities for persons with HIV/AIDS. This section of the CAPER discusses how these funds were used.

The general CAPER requirements that pertain to HOPWA (e.g., Continuum of Care activities, an evaluation of progress in meeting the State's five year goals and one year action plan) are fulfilled in Sections II through IV of the CAPER. This section fulfills the HOPWA-specific requirements of the CAPER, which include:

- A grantee and community overview;
- A description of community planning activities;
- An overview of project accomplishments, including housing and supportive activities funded; and
- Barriers affecting the delivery of services.

Also included are the HOPWA performance summary tables.

The attached Annual Progress Report (APR) for HOPWA contains both data and narrative documenting how HOPWA funding was used to meet the housing and supportive service needs of the State's population of persons living with HIV/AIDS. The State's HOPWA program provides tenant based housing assistance and direct emergency and financial assistance; rental housing assistance receives the majority of the funding. This funding allocation is consistent with the State's Consolidated Plan, which shows a priority need for affordable rental housing, especially for special needs groups.

August 31, 2001

Ms. Dolores Koziol, Program Manager  
Community Planning and Development  
U.S. Department of Housing and Urban Development  
Indiana State Office  
151 North Delaware Street  
Indianapolis, IN 46204-2526

Re: 2000 Housing Opportunities for Persons with AIDS (HOPWA) Annual Progress  
Report

IN36H95-F035  
IN36H96-F041  
IN36H97-F044  
IN36H98-F999  
IN36H99-F999  
INH00-F999

Dear Ms. Koziol:

Please find attached the HOPWA Annual Progress Report for July 1, 2000 through June 30, 2001 for the above referenced grants is enclosed.

If you any questions or concerns please contact Larry Harris at (317) 233-7499.

Sincerely,

Michael S. Butler, Director  
Division of HIV/STD

Enclosure

cc: Linda Brown  
Larry Harris  
Heidi Aggeler

# **Annual Progress Report (APR)**

for Housing Opportunities for Persons  
with AIDS (HOPWA)

# Housing Opportunities for Persons with AIDS (HOPWA)

## Annual Progress Report

Public reporting burden for this collection of information is estimated to average 65 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is collected under the authority of the AIDS Housing Opportunity Act (AHOA), as amended, 42 U.S.C. 12901, which authorizes HUD to provide States and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons living with acquired immunodeficiency syndrome (AIDS) or HIV infection and their families. The statute includes the following items that necessitate the collection of this information: (1) the AHOA authorizes the Department to conduct a national competition for the award of funds for ten percent of the annual appropriation for the Housing Opportunities for Persons with AIDS (HOPWA) program; and (2) the AHOA requires that recipients of assistance report on the use of amounts received, including the number of individuals assisted, the types of assistance provided and other information determined to be appropriate by the Secretary. This notice applies to grants selected under the national competitions. HUD selects the highest rated applicants for special projects of national significance and applicants for projects that are part of long-term comprehensive strategies for providing housing and related services in areas that do not qualify for formula allocations. Annual Progress Reports provide HUD with essential information on project activities in reporting to Congress and the public on the use of program funds. In addition, the reports assist HUD Offices in monitoring the use of Federal funds, and ensuring statutory and regulatory compliance. Information is collected on an annual basis in the application to make selections and in the annual progress report to report on program activities based on statutory requirements at 42 U.S.C. 12903(b)(3) and 1291.1. Less frequent submission of information on program accomplishments, which is contained in the Annual Progress Report, could compromise the legal, efficient and effective implementation of the program. The information to be submitted by applicants and recipients is considered public information except to the extent that applications contain personal or proprietary information or are in use for the competition during a covered use period under the Hub Reform Act.

### General Instructions

**Purpose.** The Annual Progress Report (APR) tracks the accomplishments of the Housing Opportunities for Persons with AIDS (HOPWA) Program. This report will provide the grantee and HUD with important information necessary to assess the grantee's program.

**Applicability.** Grantees must complete this report for each program year in which HOPWA grant funds were expended. Each competitive grant should be reported in a separate APR.

**Recordkeeping.** An optional worksheet is included to assist grantees and project sponsors in recording the information necessary for completing this report. The worksheet may be used to record program information manually or to design a computer database to store and tabulate the information. Names and other individual information must be kept confidential, as required by 24 CFR 574.440. However, HUD reserves the right to review the information used to complete this report, except for names and other identifying information. **Information is reported in aggregate to HUD. Do not submit the worksheet to HUD.**

**Operating Year.** Grantees have flexibility in setting the dates of operating years. A grantee of a competitively-awarded grant may set the operating start date for its program on a date up to four months following the date of the signing of the grant agreement and any change requires the approval of HUD by amendment.

**Organization of the Report.** The information included in this report is organized in the following manner:

**Part 1 Summary.** This section provides an overview of the activities carried out. Grantees also describe any barriers encountered and their actions in response and recommendations for program improvements.

**Part 2 Demographics.** This part provides information on the characteristics of persons assisted by the program.

**Part 3 Program Expenditures and Housing Provided.** This part provides information on the financial status of the program including summary expenditure information and information on housing assistance and supportive services by each site and project sponsor.

**Final Assembly of Report.** After the entire report is assembled, please number every page sequentially.

**Filing Requirements.** The information in this package must be submitted to: (1) the CPD Division Director in the HUD Field Office 90 days after the end of each program year. Failure to submit an Annual Progress Report may lead to a delay in receiving future grant funds; and (2) an additional copy should be sent to:

HOPWA Program, Office of HIV/AIDS Housing  
U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
451 Seventh Street, SW  
Washington, D.C. 20410

# Housing Opportunities for Persons with AIDS (HOPWA)

## Annual Progress Report

Grant Number(s) INH00-F999	Program Year for this report From: July 1, 2000 To: June 30, 2001
Grantee Name  Indiana State Department of Health	
Name of EMSA (if applicable) N/A	
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. <b>Warning:</b> HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name & Title of Authorized Official  Michael S. Butler, Director Division of HIV/STD	Signature & Date
Name & Title of the Person who can answer questions about this report	Phone (include area code)  (317) 233-7499
Address 2 North Meridian Street, Suite 6-C Indianapolis, IN 46204	

### Part 1 Summary.

#### Exhibit A - Overview of Accomplishments.

Please briefly describe the principal activities carried out during the program year on a page(s) attached to this report. List your specific objectives and briefly describe your success in meeting these objectives. Technical Assistance / Resource Development activities should be described in this section, including information on how recipients of assistance were chosen and on what services were provided.

#### Exhibit B - Program Improvements.

Describe on a page(s) attached to this report:

**(1) Barriers.** Any barriers or difficulties that were encountered in implementing the program, including residents' concerns, and actions that were taken to address those issues; and

**(2) Recommendations.** Any recommendations that you may have for program improvements, including procedural, regulatory, or other changes, and how such improvements would assist eligible persons.

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## Part 2 Demographics.

### Exhibit C - Numbers of Persons and Families Assisted During the Program Year with HOPWA Funds.

**1. Persons Assisted With Housing Assistance.** In the table below, enter the number of persons who received housing assistance funded by HOPWA during the program year. Do not report on persons only receiving supportive services or persons only receiving housing information services. If a person's HIV status is unknown, count that person in (b).

a. Number of persons (adults and children) with HIV/AIDS who received housing assistance	165
b. Number of other persons in family units who received housing assistance	110
c. Total of persons who received housing assistance (a. plus b.)*	275

\* Note that this number will be the basic participation number used for reporting other program information throughout the report, including the characteristics of persons assisted (Exhibit D).

**2. Families Assisted With Housing Assistance.** Of the total of persons assisted with housing assistance (1 -c, above), how many family units were assisted (do not include single person households).

(Definition of Family: "Family" means a household composed of two or more related persons. The term "family" also includes one or more eligible persons living with another person or persons who are determined to be important to their care or well being, and the surviving member or members of any family described in this definition who were living in a unit assisted under the HOPWA program with the person with AIDS at the time of his/her death. [Section 574.3])

Total of family units assisted with housing assistance:

93
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**3. Persons Assisted With Supportive Services Only.** In the table below, enter the number of persons who received only supportive services funded by HOPWA during the program year. Do not include persons who received supportive services in conjunction with housing assistance (1-c. above).

a. Number of persons (adults and children) with HIV/AIDS who received supportive services only	261
b. Number of other persons in family units who received supportive services only	186
c. Total of persons who received supportive services only (a. plus b.)	447

**4. Persons Receiving Housing Information Services.** Enter the estimated number of persons who received housing information services funded by HOPWA during the program year. This number may include persons also reported above (1, 2, and 3).

Estimated total of persons receiving housing information services:

508
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## Exhibit D - Characteristics of Persons Receiving Housing Assistance During the Program Year.

Throughout this exhibit answer all questions regarding persons receiving HOPWA supported housing assistance during the year (i.e. persons reported in Exhibit C 1). Do not include information on persons only provided with supportive services or housing information.

### 1. Demographics.

**a. Age and gender.** Of those who received housing assistance during the operating year, how many are in the following age and gender categories?

Persons	male	female
a. 17 years and under	27	33
b. 18 to 30 years	29	24
c. 31 to 50 years	115	30
d. 51 years and over	12	9

**b. Hispanic/non-Hispanic.** How many participants are in the following ethnic categories?

a. Hispanic	23
b. Non-Hispanic	250

**c. Race.** How many participants are in the following racial categories?

a. Asian/Pacific Islander	0
b. Black	55
c. Native American or Alaskan Native	1
d. White	194

**d. Recent living situation.** How many participants were in the following living situations immediately prior to entering the program? Include participants in the one category that best describes the participant's most recent living situation.

a. Homeless from the streets	4
b. Homeless from emergency shelters	9
c. Transitional housing	0
d. Psychiatric facility*	2
e. Substance abuse treatment facility*	1
f. Hospital or other medical facility*	2
g. Jail/prison*	8
h. Domestic violence situation	5
i. Living with relatives/friends	15
j. Rental housing	179
k. Participant-owned housing	1
l. Other (please specify)	

\* If a participant or family head(s) of household came from one of these facilities but were there less than 30 days and were living on the street or in emergency shelter before entering the treatment facility, they should be counted in either the street or shelter category, as appropriate.

**2. Incomes.** For those receiving housing assistance, enter the number of individuals and family units falling under these income categories at the time of their entry into the program. (The total for this element may differ from the total in Exhibit C 1.)

	Gross Monthly Incomes at Entry in Program					
	\$0-250	\$251-500	\$501-1000	\$1001-1500	\$1501-2000	\$2001 +
Number of individuals and family units	22	42	169	19	13	2

**3. Reasons for leaving.** Of those who left a program that provided housing assistance during the operating year **and are not expected to return** (do not include, for example, participants who temporarily left their housing for a brief period of hospitalization), complete the chart below based on how long they were in the program before leaving and the primary reason for their leaving the program. If a participant left for multiple reasons, **include only the primary reason** for their departure.

Reason for Leaving	Number of Months in Program			
	less than 3	3 to 6	7 to 12	more than 12
a. Voluntary departure	9	7	12	4
b. Non-payment of rent	1	3		
c. Non-compliance with supportive service				
d. Unknown/Disappeared				
e. Criminal activity / destruction of property / violence			2	
f. Death	3		1	
g. Other (please specify)				
Moved/Assistance ended/over income	36	1	8	2
No W-9 (landlord forms)			1	1
Drug treatment program		1		
Section 8	1			5
Eviction	1	1	3	



### Part 3 Program Expenditures and Housing Provided.

Expenditures are amounts spent for eligible activities. Do not include non-HOPWA sources or in-kind items, such as the value of services or materials provided by volunteers or by other individuals or organizations.

#### Exhibit E - Summary of Program Expenditures

This exhibit will provide information about available **HOPWA funds and HOPWA expenditures** for the program during the reporting period.

Include only expenditures made from a single competitively-awarded HOPWA grant. Please round dollar amounts to the nearest dollar.

<b>HOPWA Funding Available</b>	
1. Unexpended HOPWA funds at end of previous report period (this balance is 0 in the first year of program)	\$681,515
2. Amount of HOPWA grant received during period	\$654,000
3. Program income (e.g., loan repayments)	\$0
4. Total of HOPWA funds available during period (sum of lines 1Thru 3)	\$1,335,515

Also report the following aggregate totals by type of activity for the report period (totals equal all expenditures of HOPWA funds during this period):

<b>HOPWA Expenditures (Totals by Eligible Activity)</b>	
5. Expenditures for Housing Information Services	\$323
6. Expenditures for Resource Identification	\$40,363
7. Expenditures for Housing Assistance (equals the sum of all sites and scattered-site Housing Assistance reported in Exhibit G.)	\$267,430
8. Expenditures for Supportive Services (equals the sum of all Exhibit H funds used)	\$11,418
9. Grantee Administrative Costs expended	\$2,328
10. Project Sponsor(s) Administrative Costs expended	\$8,895
	\$330,757

12. Balance of HOPWA funds at end of report period (line 4 minus line)	\$1,004,758
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## Exhibit IF - Units of Housing Assistance.

For housing assistance provided in facilities, including project-based rental assistance, complete Item 1. For housing assistance payments, either tenant-based rental assistance or short-term payments, complete Item 2.

**1. Units by type of housing facility.** Report the number of units that were used during the program year by number of bedrooms. Enter the number of units of project-based rental assistance under the appropriate type of facility.

Type of housing facility	Units by Number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Short-term facility							
b. Single room occupancy dwelling							
c. Community residence			4	2			
d. Other housing facility (specify): rental house			1	1		1	

**2. Units by type of housing assistance payment.** Report the number of units that were used during the program year by number of bedrooms. Count each unit assisted as one entry regardless of the number of monthly payments made for that unit.

Type of housing assistance payment	Units by Number of Bedroom size						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Tenant-based rental assistance			48	23	7	2	
b. Short-term rent, mortgage and utility payments		3	34	45	18	1	

(Note: This page summarizes information provided on each site or activity location in Exhibit G.)

## Exhibit G - Housing Assistance Expenditures.

**1. Facility Based Housing Assistance.** For each site, provide information on development actions and actual HOPWA expenditures for a facility during the report period. Such facilities include community residences, SRO dwellings, short-term facilities, and other housing facilities approved by HUD, and non-housing based facilities. A site may include more than one structure or type of facility. All expenditures for acquisition, rehabilitation/conversion, lease, repairs, new construction, operating costs and technical assistance for a facility should be reported in this exhibit. (Please do not include funding for related supportive services; these services are reported in Exhibit H. Except for administrative costs for community residences supported by a 1992 grant, all grantee and project sponsor administrative expenses are reported in Exhibit E. Housing information services and resource identification are also reported in Exhibit E.)

### 1-a Site information.

Name of project <b>Not applicable</b>	Name and Address of project sponsor
Address/location of site	

**1-b Site development actions.** For each site, provide the following dates or other information. (Do not submit if a previous annual progress report indicated that all activities at this site were completed and that services had been initiated.)

a. Date of closing on purchase of building or execution of lease	e. Date new construction was completed
b. Date rehabilitation started	f. Date operations staff was hired
c. Date rehabilitation was completed	g. Date residents began to occupy
d. Date new construction started	h. Date supportive services began

### 1-c Units by type of housing facility.

Indicate the type of housing that was provided (i.e., enter one of the following: Short-term facility, SRO dwelling, Community residence, or specify another type of housing facility).

Type of housing facility	Units by Number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms

**1-d Expenditures by facility site.** Enter the amount of HOPWA funds expended during the operating year for the activities listed below.

Type of activity	HOPWA Funds
a. Acquisition	
b. Rehabilitation/conversion/repair	
c. Lease	
d. New construction (community residences/SRO dwellings only)	
e. Operating costs	
f. Technical assistance (community residences only)	
g. Project-based rental assistance	
h. Other (specify)	
i. HOPWA Total for this site	

**2. Scattered-Site Housing Assistance.** For housing assistance provided through tenant-based rental assistance and short-term rent, mortgage, and utility payments, submit this form for **each** project carrying out scattered-site housing assistance.

**2-a Name and address of project sponsor**

Greater Hammond Community Services, Inc., AIDS Ministries/AIDS Assist, AIDS Task Force of Northeast Indiana, AIDS Task Force of Northeast Indiana, Area IV Agency on Aging & Community Action Programs, Open Door Community Services, Area VII Agency on Aging & the Disabled, AIDS Task Force Southeast Central Indiana, Positive Link, Clark County Health Department, AIDS Resource Group of Evansville

**2-b General location(s) of activity**

Statewide--Indiana

**2-c Implementation actions.** For the project, provide the following dates. (Do not submit if a previous annual progress report indicated that housing assistance and services had been initiated.)

a. Date residents began to use payments	July 1, 2000
b. Date supportive services began	July 1, 2000

**2-d Units by type of housing assistance payments.** Report the number of units that were used during the program year by number of bedrooms. Count each unit assisted as one entry regardless of the number of monthly payments made for that unit.

Type of housing assistance payment	Units by Number of Bedrooms						
	SRO	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5+ bdrms
a. Tenant-based rental assistance		1	39	22	6	2	1
b. Short-term rent, mortgage and utility payments			28	20	4	2	

**2-e Expenditures by type of housing assistance payment.** Enter the amount of **HOPWA** funds expended during the operating year for the activities listed below.

Type of housing assistance payment	HOPWA Funds
a. Tenant-based rental assistance	\$216,349
b. Short-term rent, mortgage and utility payments	\$14,060

## Exhibit H- Supportive Service Expenditures.

Submit this form for each project carrying out supportive services activities.\*

### Name and Address of project sponsor

Greater Hammond Community Services, Inc., AIDS Ministries/AIDS Assist, AIDS Task Force of Northeast Indiana, AIDS Task Force of Northeast Indiana, Area IV Agency on Aging & Community Action Programs, Open Door Community Services, Area VII Agency on Aging & the Disabled, AIDS Task Force Southeast Central Indiana, Positive Link, Clark County Health Department, AIDS Resource Group of Evansville

### General location(s) of activity

Statewide--Indiana

Date services began: July 1, 2000

Enter amount for supportive services(s) which apply:

Amount

1. Outreach	
2. Case management/client advocacy/access to benefits/services	
3. Life management (outside of case management)	
4. Nutritional services/meals	
5. Adult day care and personal assistance	
6. Child care and other children services	
7. Education	
8. Employment assistance	
9. Alcohol and drug abuse services	
10. Mental health services	
11. Health/medical/intensive care services	
12. Permanent housing placement	
13. Other (specify)	\$56,711
14. HOPWA total for this sponsor	\$56,711

\* For each project sponsor or for the grant in total, report on the amounts expended by type of activity. In cases where multiple activities are carried out by the sponsor and records do not reflect actual expenditures by individual services, provide the total amount expended by the sponsor during the reporting period and an estimate of the amounts by type of activity or, aggregate the amount reported under the primary type of service provided by the sponsor.

This worksheet is optional and is intended to help you collect project information needed to complete Part 11 of the HOPWA Annual Progress Report. It should not be submitted to HUD. However, HUD reserves the right to request or review the information used to complete the report, except for names and identifying information. See Worksheet Instructions for directions on using this worksheet. Please keep a file of "other information" (Item 14 below) to specify on the annual report. Names and personal data on participants must be kept confidential; a unique identifying code could be used to track participants. For families, list the head of household first and aggregate family information following that entry. Other family members can be sequentially listed to provide space for demographic information. As described in this instructions for this worksheet, codes are used for entries in items 9 to 12.

[illegible]

## Overview of Accomplishments

### Overview of Agency

For grant year July 2000 – June 2001, the Indiana State Department of Health (ISDH) administered the State HOPWA program. The program administered by the ISDH provides services to all portions of the State of Indiana outside the metropolitan area served by the City of Indianapolis (the counties include: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan and Shelby). The ISDH is the recipient of Ryan White CARE Act Title II funds from HRSA; CDC Cooperative Agreements for HIV Prevention, Surveillance, STD prevention and infertility; and state funds to support care services for people living with HIV and for individuals that have HIV and substance abuse issues. These funds are directly administered through the Division of HIV/STD division within the ISDH. The Division subcontracts with local health departments and community-based organizations to provide the direct client service supported by these funds.

The State of Indiana's HOPWA program offers a wide range of eligible activities to the regions. The eligible activities include:

- Tenant Based Housing Assistance to provide long term housing assistance payments in an effort to make housing affordable for persons living with HIV/AIDS;
- Provide short term rental assistance to prevent homelessness of persons living with HIV/AIDS; and
- Special Projects to provide funding to improve the quality, availability and organization of direct client support, and funding for projects that enhance the quality and availability of housing for persons living with HIV/AIDS.

From July 2000 through November 17, 2000, the ISDH contracted with AIDServe Indiana (ASI), a statewide nonprofit HIV/AIDS service organization, to provide administrative services for the HOPWA program. ASI historically administered the program on behalf of the ISDH and this relationship was continued through a negotiated agreement for grant year 2000. ASI subcontracted with lead agency sites in each of twelve regions to deliver the direct client service. The lead agency sites were selected based on their location within the regions as historically predefined and funded by the ISDH to deliver care coordination, case management, and supportive services to HIV infected/affected individuals.

On November 17, 2000 the ISDH terminated all of its contracts with ASI including the HOPWA contract. The contract terminations were the result of a series of noncompliance incidents that occurred under other, non-HOPWA contracts between the ISDH and ASI. The Division assumed direct administrative activities immediately thereafter. All activities with the exception of tenant

based rental assistance were immediately suspended as the ISDH did not have an established contract with the lead agencies under which reimbursements could be made. The ISDH entered into an arrangement with the Indiana Housing Finance Authority (IHFA) to issue rental assistance checks on behalf of the ISDH. IHFA was selected to issue checks because of their experience as the State's housing agency and their ability to issue checks with a short turn-around time. The ISDH verified client eligibility and enrollment in the HOPWA program and submitted a schedule of payments to the IHFA for the monthly assistance checks. Currently there are 6,179 individuals living with HIV disease in Indiana through July 2001.

Beginning July 1, 2001, IHFA became the HOPWA grant administrator through a gubernatorial determination.

### **Community Planning Efforts**

The Indiana statewide HOPWA formula program serves 83 out of 92 counties in the State. The program has been funded since 1994. Indianapolis, a metropolitan entitlement area, has served the remaining counties since 1996.

ISDH, supports twelve HIV/AIDS care coordination regions by providing funding resources, networking, technical assistance, training and new programming initiatives. Care regions are coordinated by a HOPWA lead agency, which initiates regional planning for funding, service needs and priorities. Regions are encouraged to convene the regional planning committee quarterly throughout the program year to review current programming. The committee collaborates to decide the most efficient way to utilize the regional funding allocation to meet local client needs. The committee may choose their own decision making process guidelines, however, it must be clear that the process was fair and equally accessible to all participants and representatives. Outreach to involve community representation must be region - wide and include ISDH funded care coordination lead agencies, Medicaid funded care coordination sites, HIV community action groups, HIV consumer advisory boards, client selection committees, and other services organizations which respond to the needs of people living with HIV.

ISDH utilizes its Comprehensive HIV Services Planning and Advisory Council, which consists of consumers, healthcare providers, housing service advocates and community leaders. The Council provides ISDH with recommendations about housing service needs and ways to improve outreach to reach clients and their families. There is communication between ISDH and the Council in reviewing HOPWA services and eligibility criteria. ISDH and the Council continue to collaborate to improve access to HOPWA funds for HIV infected persons and their families. The Council advises the ISDH on the complete continuum of care services for people infected with and affected by HIV.



## Housing Activities Funded

Prior to ASI contract termination the HOPWA formula program was administered in conjunction with an annual funding cycle of ASI. The Division of HIV/STD absorbed the HOPWA program immediately. The program assists in the fiscal administration of:

<i>Region/Lead Agency</i>	<i>2000 HOPWA</i>		
1/Greater Hammond Community Services, Inc.	TBHA \$53,000	DEFA \$19,585	Special Project \$17,400
2/AIDS Ministries/AIDS Assist	\$36,102	\$8,000	\$22,000
3/AIDS Task Force, Northeast Indiana	\$42,211	\$14,364	\$3,177
4/Area IV Agency on Aging & Community Services	\$20,600	\$7,155	\$1,551
5/Open Door Community Services*	\$20,000	\$5,191	\$1,000
6/Positive Attitudes*	\$13,061	\$4,000	\$0
8/Area VII Agency on Aging & Disabled	\$24,750	\$5,731	\$1,171
9/AIDS Task Force Southeast Central Indiana	\$16,550	\$5,169	\$3,393
10/Positive Link Public Health Nursing	\$18,875	\$10,000	\$5,000
11/Clark County Health Department	\$28,191	\$1,969	\$6,173
12/AIDS Resource Group of Evansville	\$32,919	\$10,973	\$0
Sub-total	<b>\$306,259</b>	<b>\$92,137</b>	<b>\$60,865</b>
<b>TOTAL: \$459,261</b>			

\*Regions 5 and 6 combined during the grant year, however allocation of funds will appear as separate for each region on the above chart.

## **Supportive Services Funded**

Supportive services provided by ISDH and ASI to people living with HIV/AIDS included:

- Case management/client advocacy/access to benefits/services;
- Housing placement;
- Utility payments;
- Rental security deposits; and
- Emergency healthcare/medical services.

## **Program Improvements**

### **Barriers**

ASI began experiencing difficulties in service delivery during 2000. Some problems encountered included late reimbursements to the regions and checks that were not honored by the ASI bank. This created significant barriers as landlords were hesitant to rent to clients, and clients were concerned about the long-term viability of the program. When the ISDH terminated its HOPWA contract with ASI, this created a barrier as the ISDH did not have an established mechanism to disburse funds to the care regions or to make direct payments to landlords. The supportive service activities were indefinitely suspended, however, the ISDH was able to establish a relationship with IHFA to immediately issue checks for rental assistance so there was no disruption to that service. The ISDH continues to work with HUD to provide the proper documentation so that the care regions can be reimbursed for HOPWA eligible expenses they incurred after the closing of ASI. The sites continue to await reimbursement for HOPWA eligible services they provided at their expense for the clients. In some cases this has prevented regions from offering other services since their funds are currently limited as a result of HOPWA related expenditures.

Name of HOPWA Grantee: Indiana State Department of Health

Report covers the period: 7/1/2000 to 6/30/2001

***Performance Chart 1 -- Actual Performance. Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year***

<i>Type of Unit:</i>	<i>Number of units with HOPWA funds</i>	<i>Amount of HOPWA funds</i>	<i>Number of units with Grantee and other funds</i>	<i>Amount of Grantee and other funds</i>	<i>Deduction for units reported in more than one column</i>	<i>TOTAL by type of unit</i>
1. Rental Assistance	88	\$168,289	17	\$36,102		71
2. Short-term/emergency housing payments	76	\$25,616	99	\$7,769		23
3-a. Units in facilities supported with operating costs			5	\$10,000		
3-b. Units in facilities that were developed with capital costs and opened and served clients						
3-c. Units in facilities being developed with capital costs but not yet opened		\$14,884				
<b><i>Subtotal</i></b>	<b><i>164</i></b>	<b><i>\$174,914</i></b>	<b><i>121</i></b>	<b><i>\$53,871</i></b>		<b><i>94</i></b>
Deduction for units reported in more than one category	12					12
<b><i>TOTAL</i></b>	<b><i>152</i></b>	<b><i>\$174,914</i></b>	<b><i>121</i></b>	<b><i>\$53,781</i></b>		<b><i>82</i></b>

Name of HOPWA Grantee: Indiana State Department of Health

Report covers the period: 7/1/2000 to 6/30/2001

***Performance Chart 2 -- Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units)***

<i>Type of Unit:</i>	<i>Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year</i>	<i>Comment, on comparison with actual accomplishments (or attach)</i>
1. Rental Assistance	79	90 units available through the utilization of HOPWA fund -AIDServe Indiana, Inc. discontinued providing services (Nov. 2000)
2. Short-term or emergency housing payments	137	58- Agencies did not receive reimbursement from funding source
3-a. Units in facilities supported with operating costs		
3-b. Units in facilities that were developed with capital costs and opened and served clients		
3-c. Units in facilities being developed with capital costs but not yet opened		
<b><i>SUBTOTAL</i></b>	<b><i>216</i></b>	<b><i>148</i></b>
Deduction for units reported in more than one category		20
<b><i>TOTAL</i></b>	<b><i>216</i></b>	<b><i>128</i></b>